

NOTES

1. All works to be in accordance with Matamata-Piako District Council standards.

2. Co-ordinates in terms of NZ Geodetic Datum MT Eden 2000.

3. Levels in terms of the New Zealand Vertical Datum 2016.

4. Benchmark: IT I DPS 29877 RL: 65.19.

5. Boundaries are subject to final survey.

LEGEND

EX BDY

PR BDY

D	FAST TRACK APP	MKS	06/2025
C	FAST TRACK APP	YG	06/2025
B	FAST TRACK APP	MKS	06/2025
A	FAST TRACK APP	MKS	05/2025
Rev	Description	By	Date
		By	Date
Survey	MAVEN		05/2024
Design	MKS		05/2025
Drawn	MKS		05/2025
Checked	DJM		05/2025

M

M A V E N

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New Zealand

Project

ASHBOURNE
RESIDENTIAL
FOR
MATAMATA
DEVELOPMENTS LTD

Title

PROPOSED
LAND USE CONSENT
OVERVIEW PLAN

Project no.	289001		
Scale	1:6000 @ A3		
Cad file	C160-LUC PLAN.DWG		
Drawing no.	C160	Rev	D



STAGE 2
FUTURE STAGE

LAND USE CONSENT

DATE: 6/20/25 FILEPATH: F:\MVEN\HAMITON6 PROJECTS\289001 - STATION ROAD\DRAWING\11 ASHBOURNE RESIDENTIAL\C160\LUC\PLAN.DWG



NOTES

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DWELLING TYPOLOGY

TYPE - 1A & 1B

TYPE - 2A & 2B

TYPE - 4A & 4B

TYPE - 5A & 5B

TYPE - 8A & 8B

TYPE - 10A & 10B

TYPE - 12A & 12B

LEGEND

EX BDY

PR BDY

STAGE BDY

C	FAST TRACK APP	YG	06/2025
B	FAST TRACK APP	MKS	06/2025
A	FAST TRACK APP	MKS	05/2025
Rev	Description	By	Date
		By	Date
Survey	MAVEN		05/2024
Design	MKS		05/2025
Drawn	MKS		05/2025
Checked	DJM		05/2025

M

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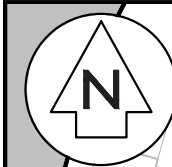
Project

ASHBOURNE
RESIDENTIAL
FOR
MATAMATA
DEVELOPMENTS LTD

Title

PROPOSED
LAND USE CONSENT
STAGE 1A

Project no.	289001		
Scale	1:1000 @ A3		
Cad file	C160-LUC PLAN.DWG		
Drawing no.	C160-1A	Rev	C

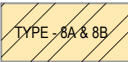
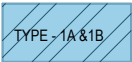


DP 584421

LOT
DP 58

- NOTES
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DWELLING TYPOLOGY



- LEGEND
- EX BDY
 - PR BDY
 - STAGE BDY

C	FAST TRACK APP	YG	06/2025
B	FAST TRACK APP	MKS	06/2025
A	FAST TRACK APP	MKS	05/2025
Rev	Description	By	Date
		By	Date
Survey	MAVEN		05/2024
Design	MKS		05/2025
Drawn	MKS		05/2025
Checked	DJM		05/2025



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Project
**ASHBOURNE
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FOR
MATAMATA
DEVELOPMENTS LTD**

Title
**PROPOSED
LAND USE CONSENT
STAGE 1B**

Project no.	289001		
Scale	1:750 @ A3		
Cad file	C160-LUC PLAN.DWG		
Drawing no.	C160-1B	Rev	C



3
3448

LAND USE CONSENT



STAGE 2
FUTURE STAGE

ROAD 1

STAGE 1A
COMPLETED

STAGE 1B
COMPLETED

ROAD 8

ROAD 13

STAGE 1C

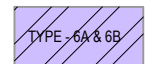
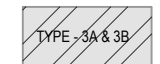
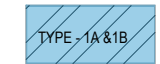
ROAD TO BE
VESTED TO
MPDC

ROAD 16

LOT 3
DP 463448

- NOTES
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DWELLING TYPOLOGY



LEGEND

- EX BDY
— PR BDY
— STAGE BDY

C	FAST TRACK APP	YG	06/2025
B	FAST TRACK APP	MKS	06/2025
A	FAST TRACK APP	MKS	05/2025
Rev	Description	By	Date
		By	Date
Survey	MAVEN		05/2024
Design	MKS		05/2025
Drawn	MKS		05/2025
Checked	DJM		05/2025



Project
**ASHBOURNE
RESIDENTIAL
FOR
MATAMATA
DEVELOPMENTS LTD**

Title
**PROPOSED
LAND USE CONSENT
STAGE 1C**

Project no.	289001		
Scale	1:750 @ A3		
Cad file	C160-LUC PLAN.DWG		
Drawing no.	C160-1C	Rev	C

LAND USE CONSENT



STAGE 4

STAGE 2B
FUTURE STAGE

STAGE 3

STAGE 2A

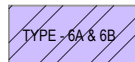
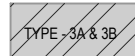
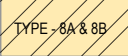
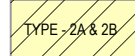
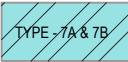
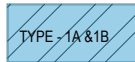
STAGE 2C
FUTURE STAGE

STAGE 1
COMPLETED

LAND USE CONSENT

- NOTES
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 3. Levels in terms of the New Zealand Vertical Datum 2016.
 4. Benchmark: IT I DPS 29877 RL: 65.19.
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DWELLING TYPOLOGY



LEGEND

- EX BDY
PR BDY
STAGE BDY

C	FAST TRACK APP	YG	06/2025
B	FAST TRACK APP	MKS	06/2025
A	FAST TRACK APP	MKS	05/2025
Rev	Description	By	Date
1	Survey	MAVEN	05/2024
2	Design	MKS	05/2025
3	Drawn	MKS	05/2025
4	Checked	DJM	05/2025



Project
**ASHBOURNE
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FOR
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DEVELOPMENTS LTD**

Title
**PROPOSED
LAND USE CONSENT
STAGE 2A**

Project no.	289001		
Scale	1:1000 @ A3		
Cad file	C160-LUC PLAN.DWG		
Drawing no.	C160-2A	Rev	C



LOT 40
DP 393306

ELDONWOOD DRIVE

STAGE 4

STAGE 2B

ROAD 9

ROAD 12

ROAD 1

STAGE 2A
COMPLETED

STAGE 1
COMPLETED

LOT 3003
5944m²
ROAD TO BE
VESTED TO
MPDC

STAGE 3

STAGE 2C
FUTURE STAGE

LAND USE CONSENT

- NOTES
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 3. Levels in terms of the New Zealand Vertical Datum 2016.
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DWELLING TYPOLOGY

TYPE - G TYPE - J

TYPE - H TYPE - L

TYPE - E TYPE - 7A & 7B

TYPE - 2A & 2B TYPE - 9A & 9B

TYPE - 3A & 3B TYPE - 12A & 12B

TYPE - 5A & 5B

LEGEND

EX BDY
PR BDY
STAGE BDY

C	FAST TRACK APP	YG	06/2025
B	FAST TRACK APP	MKS	06/2025
A	FAST TRACK APP	MKS	05/2025
Rev	Description	By	Date
		By	Date
Survey	MAVEN		05/2024
Design	MKS		05/2025
Drawn	MKS		05/2025
Checked	DJM		05/2025



Project
**ASHBOURNE
RESIDENTIAL
FOR
MATAMATA
DEVELOPMENTS LTD**

Title
**PROPOSED
LAND USE CONSENT
STAGE 2B**

Project no.	289001
Scale	1:750 @ A3
Cad file	C160-LUC PLAN.DWG
Drawing no.	C160-2B
Rev	C

DATE: 6/20/25 FILEPATH: F:\MVEN\HAMITON6 PROJECTS\289001 - STATION ROAD7 DRAWING\11 ASHBORNE RESIDENTIAL\C160-LUC PLAN.DWG



STAGE 2B
COMPLETED

STAGE 2A
COMPLETED

STAGE 3
FUTURE STAGE

ROAD TO BE
VESTED TO
MPDC

ROAD 15

ROAD 16

STAGE 2C

STAGE 1
COMPLETED

LOT 103
362m²

LOT 102
362m²

LOT 101
378m²

LOT 100
488m²

LOT 99
490m²

LOT 98
520m²

LOT 97
500m²

LOT 96
500m²

LOT 95
500m²

LOT 94
500m²

LOT 93
500m²

LOT 92
500m²

LOT 91
500m²

LOT 90
500m²

LOT 83
483m²

LOT 84
513m²

LOT 85
570m²

LOT 86
564m²

LOT 87
492m²

LOT 88
512m²

LOT 89
496m²

LOT 76
499m²

LOT 75
500m²

LOT 74
500m²

LAND USE CONSENT

- NOTES
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DWELLING TYPOLOGY

TYPE - E

TYPE - K

TYPE - 1A & 1B

TYPE - M

TYPE - 3A & 3B

TYPE - 8A & 8B

TYPE - 5A & 5B

TYPE - 12A & 12B

TYPE - 6A & 6B

LEGEND

EX BDY

PR BDY

STAGE BDY

C	FAST TRACK APP	YG	06/2025
B	FAST TRACK APP	MKS	06/2025
A	FAST TRACK APP	MKS	05/2025
Rev	Description	By	Date
		By	Date
Survey	MAVEN		05/2024
Design	MKS		05/2025
Drawn	MKS		05/2025
Checked	DJM		05/2025

M

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New Zealand

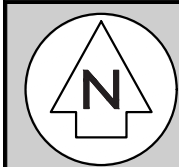
Project

**ASHBOURNE
RESIDENTIAL
FOR
MATAMATA
DEVELOPMENTS LTD**

Title

**PROPOSED
LAND USE CONSENT
STAGE 2C**

Project no.	289001		
Scale	1:750 @ A3		
Cad file	C160-LUC PLAN.DWG		
Drawing no.	C160-2C	Rev	C



STAGE 6
FUTURE STAGE

STAGE 5
FUTURE STAGE

LOT 1001
2345m²

RECREATION
RESERVE
TO VEST IN MPDC

STAGE 3
COMPLETED

LOCAL PURPOSE
RESERVE (WASTEWATER)
TO VEST IN MPDC

LAND USE CONSENT

LOT 3006
11957m²

ROAD TO BE
VESTED TO
MPDC

ROAD 1

ROAD 9

ROAD 10

ROAD 1

ROAD 10

ROAD 11

STAGE 4

STAGE 2
COMPLETED

LOCAL PURPOSE RESERVE
(ACCESS) TO VEST IN MPDC
LOT 3030 - 159m²

LOT 36
DP 393306

LOT 3007
3934m²

ROAD TO BE
VESTED TO
MPDC

ROAD TO BE VESTED
TO MPDC

- NOTES
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 3. Levels in terms of the New Zealand Vertical Datum 2016.
 4. Benchmark: IT I DPS 29877 RL: 65.19.
 5. Boundaries are subject to final survey.
 6. Lot #1002 Refer to Commercial Node Architecture Design package for details.

DWELLING TYPOLOGY

TYPE - A	TYPE - H
TYPE - C	TYPE - K
TYPE - D	TYPE - M
TYPE - E	TYPE - L
TYPE - I	TYPE - N
TYPE - 9A & 9B	TYPE - 10A & 10B
TYPE - 7A & 7B	TYPE - 8A & 8B
TYPE - 5A & 5B	TYPE - 12A & 12B

LEGEND

	EX BDY
	PR BDY
	STAGE BDY
	LOT# 1002

C	FAST TRACK APP	YG	06/2025
B	FAST TRACK APP	MKS	06/2025
A	FAST TRACK APP	MKS	05/2025
Rev	Description	By	Date
		By	Date
Survey	MAVEN		05/2024
Design	MKS		05/2025
Drawn	MKS		05/2025
Checked	DJM		05/2025



Project
**ASHBOURNE
RESIDENTIAL
FOR
MATAMATA
DEVELOPMENTS LTD**

Title
**PROPOSED
LAND USE CONSENT
STAGE 4**

Project no.	289001		
Scale	1:1250 @ A3		
Cad file	C160-LUC PLAN.DWG		
Drawing no.	C160-4	Rev	C



STAGE 6
FUTURE STAGE

STAGE 5
FUTURE STAGE

ROAD 1

ROAD 9

ROAD 10

ROAD 11

ROAD 1

STAGE 4

STAGE 2
COMPLETED

STAGE 3
COMPLETED

RECREATION
RESERVE
TO VEST IN MPDC

ROAD RESERVE
TO VEST IN MPDC

LOCAL PURPOSE RESERVE
(ACCESS) TO VEST IN MPDC
LOT 3030 - 159m²

LOT 3006
11957m²
ROAD TO BE
VESTED TO
MPDC

LAND USE CONSENT

- NOTES
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 4. Benchmark: IT I DPS 29877 RL: 65.19.
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DWELLING TYPOLOGY

TYPE - A	TYPE - H
TYPE - C	TYPE - K
TYPE - D	TYPE - M
TYPE - E	TYPE - L
TYPE - I	TYPE - N
TYPE - 9A & 9B	TYPE - 10A & 10B
TYPE - 7A & 7B	TYPE - 8A & 8B
TYPE - 5A & 5B	TYPE - 12A & 12B

LEGEND

	EX BDY
	PR BDY
	STAGE BDY
	LOT# 1002

C	FAST TRACK APP	YG	06/2025
B	FAST TRACK APP	MKS	06/2025
A	FAST TRACK APP	MKS	06/2025
Rev	Description	By	Date
		By	Date
Survey	MAVEN		05/2024
Design	MKS		05/2025
Drawn	MKS		05/2025
Checked	DJM		05/2025

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Project
**ASHBOURNE
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FOR
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DEVELOPMENTS LTD**

Title
**PROPOSED
LAND USE CONSENT
STAGE 4 - OPTION2**

Project no.	289001		
Scale	1:1250 @ A3		
Cad file	C160-LUC PLAN.DWG		
Drawing no.	C160-4A	Rev	C

DATE: 6/2025 FILEPATH: F:\MVEN\HAMILTON6 - PROJECTS\88001 - STATION ROAD.DWG DRAWING: C160-LUC PLAN.DWG



STAGE 5
FUTURE STAGE

LOT 1001
2345m²
RECREATION RESERVE
TO VEST IN MPDC

STAGE 3
COMPLETED

ROAD TO
BE VESTED
TO MPDC
ROAD 1

STAGE 4

ROAD TO
BE VESTED
TO MPDC

ROAD 1

ROAD 10

- NOTES
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DWELLING TYPOLOGY FOR RESIDENTIAL LOTS

TYPE - D

TYPE - J

TYPE - I

TYPE - 10A & 10B

TYPE - 6A & 6B

LEGEND

- EX BDY
PR BDY
STAGE BDY
LOT# 1002

A FAST TRACK APP MKS/YG 06/2025

Rev Description By Date

Survey MAVEN 05/2024

Design MKS 05/2025

Drawn MKS 05/2025

Checked DJM 05/2025



Project
**ASHBOURNE
RESIDENTIAL
FOR
MATAMATA
DEVELOPMENTS LTD**

Title
**PROPOSED
LAND USE CONSENT
STAGE 4 - OPTION 2**

Project no. 289001

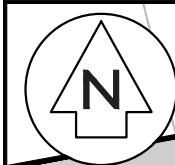
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Cad file C160-LUC PLAN.DWG

Drawing no. C160-4A-RES

Rev A

LAND USE CONSENT



STAGE 6
FUTURE STAGE

ROAD 9

ROAD 6

STAGE 3 - GREENWAY
COMPLETED

LAND USE CONSENT

LOT 3010
6028m²

ROAD TO BE
VESTED TO
MPDC

ROAD 4

ROAD 5

STAGE 7
FUTURE STAGE

ROAD 1

STAGE 4
COMPLETED

STAGE 5

LOT# 3009
6641m²

ROAD TO BE
VESTED TO
MPDC

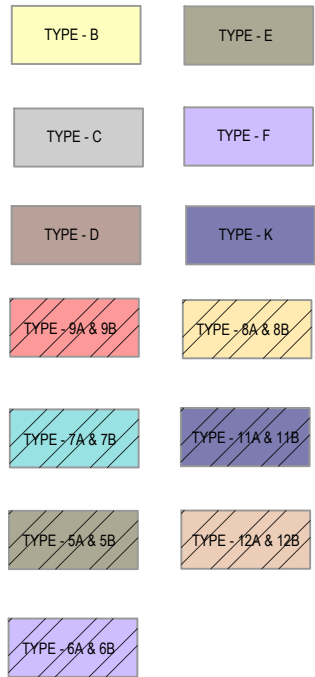
ROAD 4

ROAD 7

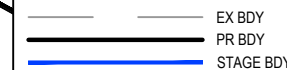
NOTES

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3. Levels in terms of the New Zealand Vertical Datum 2016.
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DWELLING TYPOLOGY



LEGEND



C	FAST TRACK APP	YG	06/2025
B	FAST TRACK APP	MKS	06/2025
A	FAST TRACK APP	MKS	05/2025
Rev	Description	By	Date
Survey	MAVEN		05/2024
Design	MKS		05/2025
Drawn	MKS		05/2025
Checked	DJM		05/2025



Project
**ASHBOURNE
RESIDENTIAL
FOR
MATAMATA
DEVELOPMENTS LTD**

Title
**PROPOSED
LAND USE CONSENT
STAGE 5**

Project no.	289001
Scale	1:1000 @ A3
Cad file	C160-LUC PLAN.DWG
Drawing no.	C160-5
Rev	C



LOT 18
DP 562902

LOT 17
DP 562902

LOCAL PURPOSE RESERVE
(ACCESS) TO VEST IN MPDC
LOT 3031 - 123m²

STAGE 7
FUTURE STAGE

PROPOSED
RETIREMENT VILLAGE

LOT 2
DP 21055

STAGE 6

ROAD 5

LOT 3011
9067m²
ROAD TO BE
VESTED TO
MPDC

ROAD 6

STAGE 5
COMPLETED

STAGE 3 - GREENWAY
COMPLETED

ROAD 7

ROAD 5

ROAD 5

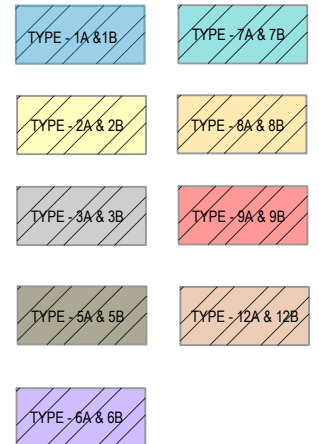
ROAD TO
BE VESTED
TO MPDC

LAND USE CONSENT

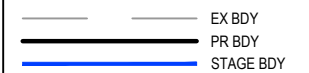
NOTES

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3. Levels in terms of the New Zealand Vertical Datum 2016.
4. Benchmark: IT I DPS 29877 RL: 65.19.
5. Boundaries are subject to final survey.

DWELLING TYPOLOGY



LEGEND



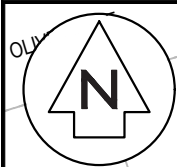
C	FAST TRACK APP	YG	06/2025
B	FAST TRACK APP	MKS	06/2025
A	FAST TRACK APP	MKS	05/2025
Rev	Description	By	Date
Survey	MAVEN		05/2024
Design	MKS		05/2025
Drawn	MKS		05/2025
Checked	DJM		05/2025



Project
**ASHBOURNE
RESIDENTIAL
FOR
MATAMATA
DEVELOPMENTS LTD**

Title
**PROPOSED
LAND USE CONSENT
STAGE 6**

Project no.	289001
Scale	1:1000 @ A3
Cad file	C160-LUC PLAN.DWG
Drawing no.	C160-6
Rev	C



LOT 9
DP 562902

LOT 13
DP 562902

LOT 14
DP 562902

LOT 16
DP 562902

LOT 17
DP 562902

STAGE 6
COMPLETED

STAGE 5
COMPLETED

ROAD 4

ROAD 4

STAGE 7
ROAD 2

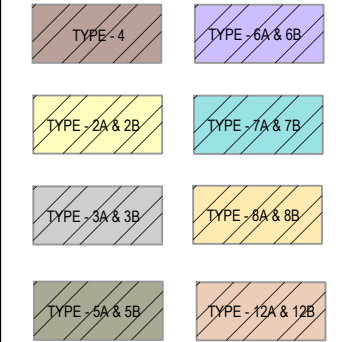
ROAD 1

ROAD 1

STAGE 8
FUTURE STAGE

- NOTES
1. All works to be in accordance with Matamata-Piako District Council standards.
 2. Co-ordinates in terms of NZ Geodetic Datum MT Eden 2000.
 3. Levels in terms of the New Zealand Vertical Datum 2016.
 4. Benchmark: IT I DPS 29877 RL: 65.19.
 5. Boundaries are subject to final survey.

DWELLING TYPOLOGY



LEGEND

EX BDY
PR BDY
STAGE BDY

C	FAST TRACK APP	YG	06/2025
B	FAST TRACK APP	MKS	06/2025
A	FAST TRACK APP	MKS	05/2025
Rev	Description	By	Date
Survey	MAVEN		05/2024
Design	MKS		05/2025
Drawn	MKS		05/2025
Checked	DJM		05/2025



Project
**ASHBOURNE
RESIDENTIAL
FOR
MATAMATA
DEVELOPMENTS LTD**

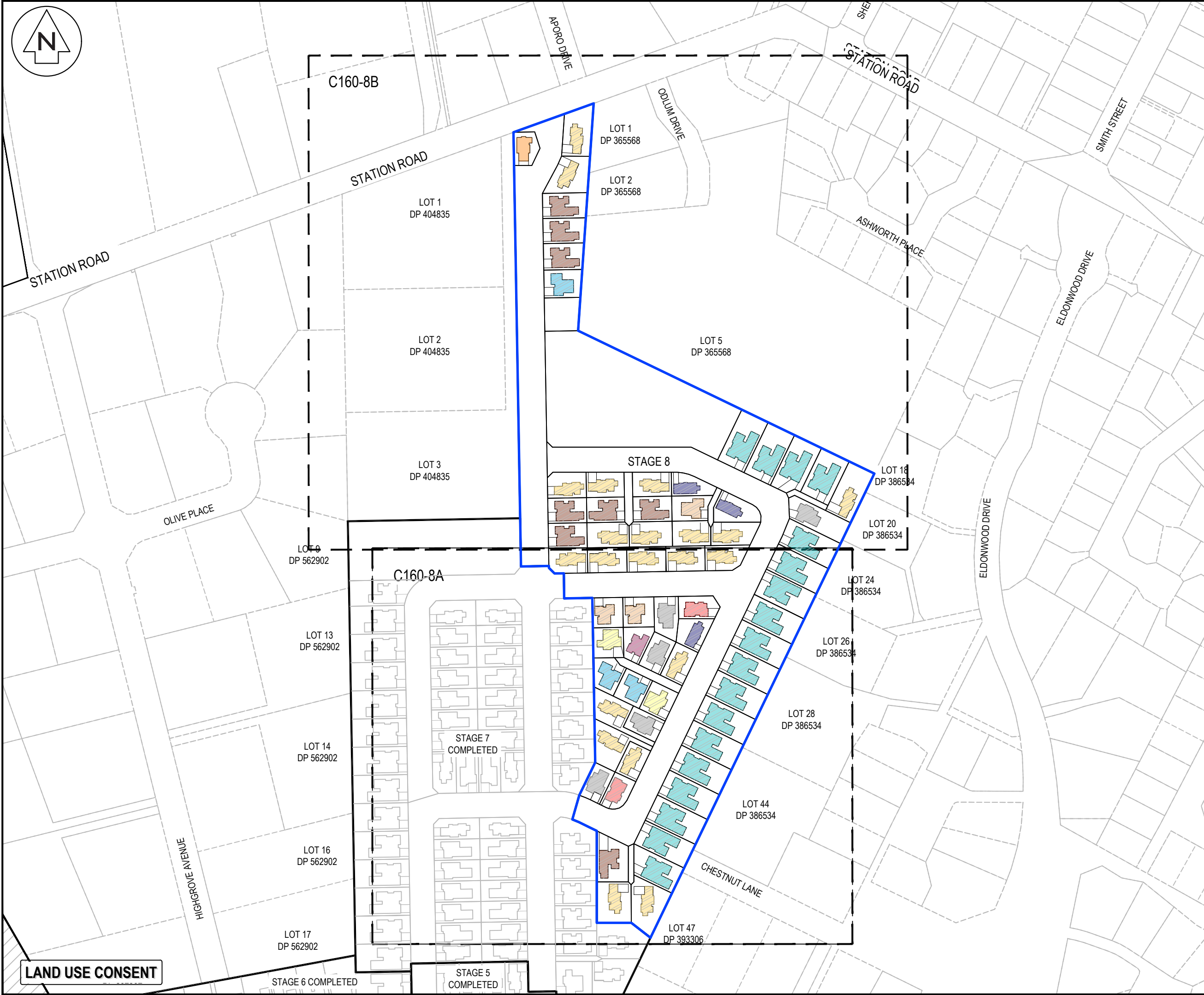
Title
**PROPOSED
LAND USE CONSENT
STAGE 7**

Project no.	289001		
Scale	1:1250 @ A3		
Cad file	C160-LUC PLAN.DWG		
Drawing no.	C160-7	Rev	C

LAND USE CONSENT



DATE: 6/20/25 FILEPATH: F:\MVEN\HAMITON6 PROJECTS\88001 - STATION ROAD\ DRAWING\01_ASHBOURNE RESIDENTIAL\016\LUC\PLAN.DWG



NOTES

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- Levels in terms of the New Zealand Vertical Datum 2016.
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DWELLING TYPOLOGY

TYPE - N	
TYPE - 1A & 1B	TYPE - 6A & 8B
TYPE - 2A & 2B	TYPE - 9A & 9B
TYPE - 3A & 3B	TYPE - 10
TYPE - 4	TYPE - 11
TYPE - 7A & 7B	TYPE - 12A & 12B

LEGEND

---	EX BDY
---	PR BDY
---	STAGE BDY

C	FAST TRACK APP	YG	06/2025
B	FAST TRACK APP	MKS	06/2025
A	FAST TRACK APP	MKS	05/2025
Rev	Description	By	Date
Survey	MAVEN		05/2024
Design	MKS		05/2025
Drawn	MKS		05/2025
Checked	DJM		05/2025

Maven Waikato
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Project

**ASHBOURNE
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Title

**PROPOSED
SCHEME PLAN
STAGE 8**

Project no.	289001		
Scale	1:2500 @ A3		
Cad file	C160-LUC PLAN.DWG		
Drawing no.	C160-8	Rev	C



DATE: 6/2/25 FILEPATH: F:\MVEN\HAMILTON\6. PROJECTS\88001 - STATION ROAD\7. DRAWING\1. ASHBOURNE RESIDENTIAL\C160\LUC\PLAN.DWG

LAND USE CONSENT



NOTES

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- Levels in terms of the New Zealand Vertical Datum 2016.
- Benchmark: IT I DPS 29877 RL: 65.19.
- Boundaries are subject to final survey.

DWELLING TYPOLOGY

TYPE - N	
TYPE - 1A & 1B	TYPE - 8A & 8B
TYPE - 2A & 2B	TYPE - 9A & 9B
TYPE - 3A & 3B	TYPE - 10
TYPE - 4	TYPE - 11
TYPE - 7A & 7B	TYPE - 12A & 12B

LEGEND

EX BDY	PR BDY	STAGE BDY
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C	FAST TRACK APP	YG	06/2025
B	FAST TRACK APP	MKS	06/2025
A	FAST TRACK APP	MKS	05/2025
Rev	Description	By	Date
		By	Date
Survey	MAVEN		05/2024
Design	MKS		05/2025
Drawn	MKS		05/2025
Checked	DJM		05/2025

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Title
**PROPOSED
LAND USE CONSENT
STAGE 8A**

Project no.	289001		
Scale	1:1000 @ A3		
Cad file	C160-LUC PLAN.DWG		
Drawing no.	C160-8A	Rev	C



STATION ROAD

LOT 1
DP 404835

LOT 2
DP 404835

LOT 3
DP 404835

STAGE 7
COMPLETED

VESTING ON DEPOSIT AS LOCAL

ROAD 1

LOT 3015
6518m²
ROAD TO BE
VESTED TO
MPDC

LOT 1
DP 365568

LOT 2
DP 365568

LOT 5
DP 365568

LOT 4005
8329m²
VESTING ON DEPOSIT AS
LOCAL PURPOSE RESERVE
(STORMWATER)

ROAD 2

ROAD TO BE
VESTED TO
MPDC

LOT 18
DP 386534

LOT 20
DP 386534

ODLUM DRIVE

ASHWORTH ROAD

- NOTES
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 4. Benchmark: IT I DPS 29877 RL: 65.19.
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LEGEND

EX BDY
PR BDY
STAGE BDY

C	FAST TRACK APP	YG	06/2025
B	FAST TRACK APP	MKS	06/2025
A	FAST TRACK APP	MKS	05/2025
Rev	Description	By	Date
		By	Date
Survey	MAVEN		05/2024
Design	MKS		05/2025
Drawn	MKS		05/2025
Checked	DJM		05/2025

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Project
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Title
**PROPOSED
LAND USE CONSENT
STAGE 8B**

Project no.	289001
Scale	1:1250 @ A3
Cad file	C160-LUC PLAN.DWG
Drawing no.	C160-8B
Rev	C