

Draft Conditions - Retirement Living Precinct

JOB NUMBER: 23-1883

Waikato Greenfield Racing Hub
PROJECT

Waikato Thoroughbred Racing Inc
CLIENT

REVISION TYPE – REV 1
17 September 2026

INTRODUCTION

These proposed conditions of consent have been prepared in accordance with Schedule 6 Clause 6 of the Fast-track Approvals Act 2024 ('FTAA').

A full suite of conditions required to deliver each of the individual consent approvals required for each project part are provided in the wider application documents, including subdivision, the racing precinct, senior living precinct, bloodstock precinct and commercial precinct.

This appendix sets out the full suite of conditions required to deliver each of the individual consent approvals required for the senior living precinct of the project.

GENERAL CONDITIONS APPLICABLE TO ALL CONSENTS

ACTIVITY IN ACCORDANCE WITH THE APPLICATION

1. The senior living precinct must proceed in general accordance with the information and plans submitted with the application and formally approved by the Environmental Protection Authority on XXXXX, including all supporting and additional information submitted and included in Appendix 1 to these conditions.

   In the event that any of the provisions of the documents conflict with the requirements of these conditions of consent, the conditions of consent shall prevail.

LAPSING OF CONSENT

2. The consents related to the development shall lapse fifteen years after the date of commencement unless given effect to prior or unless specified otherwise below.

LEGAL CONDITIONS

3. That prior to the occupation of any Unit within the senior living precinct, the Consent Holder shall supply the Council's Legal Officer with written confirmation that the development has been registered in accordance with the Retirement Villages Act 2003.

4. That the Occupation Rights Agreement required by Section 27 of the Retirement Villages Act 2003, as it applies to Units XX to XX of the senior living precinct, shall include the following clause (or similar):

   a. The Occupiers of the said units adjoin a working rural environment and land utilised for horse racing and training. For the duration that the adjoining land is being used for rural and horse racing activities, the Occupiers must receive any effects of neighbouring lawfully established and operating activities without complaint or request for enforcement action. Occupiers of the said units shall not participate in any legal or other action in opposition to lawfully established and operating rural or horse racing activities on land adjoining the said units.

   The Consent Holder shall provide a copy of the Occupation Rights Agreement to Council's Legal Officer to confirm the above clause, prior to the occupation of units.

5. That the Consent Holder shall include within any Occupation Rights Agreement and/or Code of Residents Rights prepared in accordance with Schedules 3 and 4 of the Retirement Villages Act 2003:

   a. Details of infrastructure which is privately owned, operated and maintained by the Operator for the development; and

   b. A condition that specifies the maximum number of permanent residents per Unit is two (excluding health care workers or dependent persons who may reside within the Units on a semi-permanent basis).

   Prior to the occupation of any Unit within the Retirement Village, a copy of the Occupation Rights Agreement and/or Code of Residents Rights shall be supplied to the Council's Legal Officer to confirm that the above clauses have been included.

IMPLEMENTATION

6. Except as provided for in these conditions, prior to any building being occupied for the senior living precinct, the required infrastructure to service the development shall be constructed and operational.

BUILDING TYPOLOGY AND DEVELOPMENT CONTROLS

7. That development of the senior living precinct shall generally comply with the Architectural Plans and Drawings prepared by DGSE-Cox and referenced in Schedule 1, unless otherwise provided for by the conditions of this resource consent.

   Advice Note:

   The term "generally comply" allows an increase or decrease in floor area by up to 10% and permits minor variations in the details of villas and their layout, and the location, type and number of villas of each typology within the village and in the staging of the village, without the need to apply for a change of consent conditions (Section 127 of the RMA); subject to compliance with all other development control conditions of this resource consent.

   This also applies to minor variations in the details of the buildings, maintenance sheds, activity sheds, staff accommodation, facilities building, and aged-care hospital. For the avoidance of doubt, "generally comply" does not permit an increase in the total number of units.

9. That:

   a. The number of care units and apartments within the senior living precinct shall not exceed 220; and

   b. The total building coverage for all buildings (all 220 units and community centre) shall not exceed 18,205m^2 (15.83% of the total precinct area).

Advice Note:

This maximum building coverage includes the 10% increase permitted under Condition (1).

10. That all Units shall be separated by a minimum of 3.5 metres from adjoining building except:

    a. Standalone Units with an adjoining garage, in which case the minimum separation except for the adjoining garage, shall be 1.3 metres; and

    b. Where the building is of a duplex typology in which case the buildings can be adjoining.

11. That all Units shall be setback a minimum of:

    a. 2.5 metres from the internal roads (measured from the edge of carriageway/kerb);

    b. 10 metres from Hooker Road;

    c. 10 metres from any external boundary of the site (common with proposed Lot 3 (SDXXX), Lot 1 DP 327237 and Lot 3 DP 471383.

12. That no part of any building shall exceed a height of 2.5m plus the shortest horizontal distance between that part of the building and the nearest external boundary.

STANDALONE AND DUPLEX VILLAS

13. That Standalone and Duplex Units shall be of a single storey design with a maximum height of no more than 6m above finished ground level.

14. That each Standalone or Duplex Unit shall comply with the following private outdoor living areas requirements:

    a. a minimum private outdoor living area of 20m2 with a minimum dimension of 4m which shall be located to the west, east, or north of the Unit;

Advice Note:
For the avoidance of doubt, the outdoor living area measurements may include outdoor covered patio areas.

15. That a minimum of two carparks for every Unit shall be provided exclusive of the Facilities car parking spaces, including one within a garage. Carparks can be stacked.

16. That the Facilities Building may be provided within one building or multiple buildings, subject to:

    a. The building or buildings being located, designed, constructed and maintained generally in accordance with the information, plans, and drawings referenced in Condition 1.

b. The maximum height of the building shall not exceed 10m; and

17. That the private and communal living areas and roads for the precinct shall be landscaped and maintained in general accordance with the detailed landscaping plans are required by Condition 84.

FINALISED ARCHITECTURAL DESIGN DRAWINGS

18. Prior to the lodging an application for Architectural Building Consent for the Buildings subject to this consent, the Consent Holder must submit a finalised set of Architectural Design drawings to Waikato District Council for written certification.

    The information must include the following:

    a. details of the buildings' façade treatment / architectural features;

    b. a materials schedule and specification, sample palette of materials, surface finishes, and colours;

    c. retaining wall finishes and balustrade treatment;

    d. details of external / rooftop services / plant and visual / aural screening elements;

    e. details of all lighting for buildings, access and landscaped areas

    f. details of all building signage, including scale and location; and

    g. details of how areas open to the public as identified in the application will be designed to encourage and facilitate on-going public access and use of the areas.

MANAGEMENT PLANS

19. All management plans must be prepared by a SQEP, unless otherwise specified below.

20. The management plans required under the following conditions must be submitted to Council in electronic copy form for certification that the management plan(s) meet the objective(s) specified and give effect to the relevant consent conditions to which each plan relates:

    a. Cultural Management Plan (CMP) – refer Condition 27

    b. A Construction Management Plan (CMGP) – refer Conditions 35 - 39

    c. An Erosion and Sediment Control Plan (ESCP) – refer Conditions 40-43

    d. A Construction Traffic Management Plan (CTMP) – refer Condition 64-65

    e. A Waste Management Plan (WMP) – refer to Condition [67]

    f. A Construction Noise and Vibration Management Plan (CNVMP) – refer Condition 66

    g. An Acid Sulfate Soils Management Plan (ASSMP) – refer Condition 68

    h. Fish Management Plan (FMP) – refer Condition 69 - 71

    i. Lizard Management Plan (LMP) – refer Condition 72

    j. A Stormwater Management Plan (SMP) – refer Conditions 76 - 78

    k. A Wastewater Management Plan (WMGP) – refer to condition [81]

    Works to which a management plan relates must not commence until the Consent Holder has received written certification from Council.

    Advice Note:
    Council must avoid unreasonable delay when determining certification for a submitted management plan.

    The relevant Council's certification process is limited to confirming in writing that the management plan has been prepared in accordance with the relevant condition(s) and will achieve the purpose of the management plan.

22. If the relevant Council's response is that it is unable to certify the management plan the consent holder must address any reasons or recommendations provided by the certifier and re-submit an amended management plan for certification.

21. The Consent Holder must implement the certified management plan(s), and all works must be carried out in general accordance with the latest version of the certified management plan(s).

22. The Consent Holder may amend a certified management plan(s) to provide updated information or reflect changes in design, construction methods or the management of effects. Any material change must be consistent with the objective(s) of the relevant management plan and the requirements of the relevant conditions of this consent and must be submitted to Council for certification.

    The Consent Holder must ensure that copies of all certified management plans are available on Site and can be provided to Council officers on request.

PRE-COMMENCEMENT MEETING

23. Prior to the commencement of enabling works, construction and / or earthworks on the Site, the Consent Holder must hold a pre-commencement meeting that:

    a. Is located on the Site;

    b. Is scheduled not less than 10 Working Days before the anticipated commencement of any enabling works, construction and / or earthworks;

    c. Includes representation from the contractors who will undertake the works;

    d. Includes Council representatives, including the Compliance and Monitoring officer;

    e. Includes the project archaeologist;

    The purpose of the meeting addressed in Condition 21 is to discuss the erosion and sediment control measures, earthworks methodologies, relevant management plans, timeframes for the work, and to ensure all parties are aware of and familiar with the relevant consent conditions.

25. The following information must be made available for the meeting addressed in Condition 24 at least 5 Working Days before the meeting:

    (a) Timeframes for key stages of the works;

    (b) Name and telephone number of the Project manager and the Site owner for monitoring and communication purposes;

    (c) Resource consent conditions;

    (d) ESCP and ASSMP

    (e) CNVMP;

    (f) CMGP;

    (g) CTMP;

    (i) Contact details of the Site contractor and Site civil engineer;

    (j) Construction plans approved (signed/stamped) by the Council, care of the Council's Development Engineer, if applicable.

CULTURAL INDUCTION

26. At least 15 Working Days prior to the planned commencement of earthworks, and on further occasions as may be agreed by the Consent Holder, Ngaati Hauaa and Ngaati Koroki Kahukura, the Consent Holder must invite Ngaati Hauaa and Ngaati Koroki Kahukura to give a cultural induction of the Site to all relevant contractors involved with earthworks and construction associated with this Project.

    The Consent Holder must notify the Council Ngaati Hauaa and Ngaati Koroki Kahukura in writing at least 5 Working Days prior to earthworks activities commencing on Site.

MANA WHENUA CONSULTATION AND IMPLEMENTATION

27. The Consent Holder must prepare a Cultural Management Plan in conjunction with Ngaati Hauaa and Ngaati Korokii Kahukura

    The objectives of the Cultural Management Plan are to:

    a. Guide cultural monitoring,

    b. Ongoing engagement

    c. The protection of cultural values throughout the project.

    A copy of the agreed Cultural Management Plan must be submitted to Waikato District Council and Waikato Regional Council for information prior to the commencement of the physical works.

28. The Consent Holder must provide a Cultural Monitor ('CM") during the design, construction and commissioning phase of the project. The Cultural Management Plan as outlined in condition 27, must be implemented by a CM designated by Ngaati Hauaa and Ngaati Korokii Kahukura to address cultural matters. The CM may facilitate cultural inductions and blessings; participate at toolbox meetings; complete cultural component of health and safety reports and sign-offs; provide cultural advice and input on design, landscaping, earthworks, construction, air and water testing/monitoring; execute and coordinate discovery of cultural artifacts, indigenous species or human remains.

    Weekly reports must be provided by the CM to the Consent Holder and Ngaati Hauaa and Ngaati Korokii Kahukura hapu.

    Advice Note:
    The CM will only apply during the design, construction and commissioning of the project onsite. The CM is not a full-time role and is required only on cultural matters.

ACCIDENTIAL DISCOVERY PROTOCOL

29. In the event that Koiwi (human remains) or other Taonga or archaeological evidence is uncovered in the course of bulk earthworks, The consent holder must adopt archaeological discovery protocols and procedures validated and endorsed by Ngaati Hauaa and Ngaati Korokii Kahukura. The works in the immediate vicinity of the remains or artefacts must cease immediately, and Ngaati Hauaa and Ngaati Korokii Kahukura, the Police, and/or Heritage New Zealand Pouhere Taonga and the Waikato District Council must be notified by the Consent Holder as soon as practicable.

    Works may recommence with the written approval of Waikato District Council. Such approval must be given after the Waikato District Council has considered:

    a. Tangata whenua interests and values;

    b. The Consent Holder's interests;

    c. Any archaeological or scientific evidence;

    d. Any requirements of the Police; and

    e. Whether any necessary statutory authorisations have been obtained from Heritage New Zealand Pouhere Taonga.

PRE-CONSTRUCTION

30. Prior to the commencement of any construction works authorised by this resource consent the Consent Holder must appoint an appropriately qualified and competent Construction Representative(s) who must supervise the construction and will be the principal contact person for matters relating to these resource consents.

31. The Consent Holder must inform the Waikato Regional Council and Waikato District Council of the representative's name and contact details prior to the commencement of any works. If the principal contact person changes, the Consent Holder must inform the Waikato Regional Council and Waikato District Council of a new representative as soon as practicable.

32. The Consent Holder must be responsible for all contracted operations related to the exercise of this resource consent and must ensure contractors are made aware of the conditions of this resource consent and ensure compliance with those conditions.

    A copy of this consent must be kept onsite at all times that physical works authorised by this consent are being undertaken and must be produced without unreasonable delay upon request from a servant or agent of the Waikato Regional Council or Waikato District Council.

33. The design and construction of the works associated with this resource consent must be carried out under the supervision of a person who has experience and qualifications appropriate to supervise the design and construction of such works.

34. At least 15 working days before the commencement of activities associated with this consent, the Consent Holder must notify the Waikato District Council Monitoring Department and the Waikato Regional Council Team Leader Monitoring

    Advice Note:

    Notification can be made via email to monitoring@waidc.govt.nz and ConsentMonitoringQueries@waikatoregion.govt.nz with the consent number, address of the property and the date for when the works will commence.

MANAGEMENT PLANS

Construction Management Plan

35. The Consent Holder must provide the Waikato Regional Council and Waikato District Council with a Construction Management Plan (CMGP), at least 10 working days prior to the proposed commencement of activities authorised by this consent.

    The objective of the CMGP is to document the measures by which the Consent Holder intends manage the site and operations during the construction phase and how these will be managed to ensure that any actual or potential adverse effects are avoided, remedied or mitigated and to comply with all conditions of resource consent during construction and must include as a minimum:

    a. Communications Plan including the details of the contractor and site; representatives during the construction phase;

    b. Responsibility for supervising and reporting compliance with the Construction Management Plan;

    c. A construction methodology including construction and design details;

    d. Site plans, including location of access routes, parking areas and laydown areas;

    e. Details of any construction noise management and the ability of the works to achieve compliance with construction noise standards New Zealand Standard NZS 6803:1999 Acoustics – Construction Noise;

    f. Anticipated hours of work concerning the construction activities by phase of the project;

    g. An overview of the machinery to be used on site;

    h. Health and Safety Plan and details of site security including methods to be adopted to ensure the safety of public, staff and contractors at all times during the works;

    i. Location of proposed works and structures;

    j. A schedule of construction activities;

    k. Timing of works and contingency plan;

    l. Erosion and sediment control methodology with appropriate reference to the Erosion and Sediment Control Plan and Dust Management for the site;

    m. Proposed spill prevention and response measures;

    n. Dewatering and bypass pumping methods;

o. Rainfall response and contingency measures, including procedures to minimise adverse effects in the event of any rainfall event greater than 20 millimetres in the preceding 24 hours, other extreme rainfall or weather events and/or the failure of Page 4 of 29 any key erosion and sediment control structures;

p. Any need for temporary road closures or other restrictions surrounding the roading network;

q. Public awareness measures, including signage to inform other road users and adjacent landowners and occupiers of adjoining and adjacent sites with an overview and programme of the physical works anticipated and contact details for the nominated site representative(s);

r. Works and activities required to stabilise the site to an erosion-resistant site as soon as practicable after construction ceases, including re-grassing and/or replanting site remediation, rehabilitation and stabilisation.

36. The CMGP must be certified in writing by the Waikato District Councill and the Waikato Regional Council acting in a technical certification capacity prior to any works authorised by this consent commencing. The Council's certification will be based on its assessment as to whether the CMGP addresses the matters required by parts a) to r) above and achieves its objective.

37. The Consent Holder must undertake all activities authorised by this consent in accordance with the certified CMGP. In the case of inconsistency between the CMGP and the conditions of this consent, the conditions of consent prevail.

38. Any changes proposed to the CMGP must be confirmed in writing by the Consent Holder and the Waikato District Council and Waikato Regional Council, acting in a technical certification capacity, that the changes continue to meet the objectives of condition 29, prior to the implementation of any proposed modifications.

39. The Consent Holder must ensure that a copy of the certified CMGP, including any certified amendments, is kept onsite and this copy is updated within 10 working days of any amendments being certified, or prior to construction activities related to the amendment being carried out, whichever is the sooner. Erosion and Sediment Controls

Erosion and Sediment Control

40. The Consent Holder must provide the Waikato Regional Council with an updated "Erosion and Sediment Control Plan" (ESCP), at least 10 working days prior to the commencement of activities authorised by this consent. The objective of the ESCP must be to minimise sediment discharge from the site to the extent practicable.

41. The ESCP must as a minimum be based upon and incorporate those specific principles and practices which are appropriate for the activity authorised by this consent and contained within the Waikato Regional Council document titled "Erosion and Sediment Control – Guidelines for Soil Disturbing Activities" (Technical Report No. 2009/02 – dated January 2009), and must include at least the following;

i. Details of all principles, procedures and practices that will be implemented to undertake erosion and sediment control to minimise the potential for sediment discharge from the site, including flocculation if required;

ii The design criteria and dimensions of all key erosion and sediment control structures;

iii. A site plan of a suitable scale to identify;

a. The locations of waterways / drains on-site;

b. The extent of soil disturbance and vegetation removal;

c. Areas of cut and fill;

d. Locations of topsoil stockpiles;

e. All key erosion and sediment control structures;

f. The boundaries and area of catchments contributing to all stormwater impoundment structures;

g. Dust management measures for the proposed works

h. The locations of all specific points of discharge to the environment; and

i. Any other relevant site information.

iv. Construction timetable for the erosion and sediment control works and the bulk earthworks proposed;

v. Timetable and nature of progressive site rehabilitation and re-vegetation proposed;

vi. Maintenance, monitoring and reporting procedures;

vii. Rainfall response and contingency measures including procedures to minimise adverse effects in the event of extreme rainfall events and/or the failure of any key erosion and sediment control structures;

viii. Procedures and timing for review and/or amendment to the ESCP; and

ix. Identification and contact details of personnel responsible for the operation and maintenance of all key erosion and sediment control structures.

42. The ESCP must be certified in writing by the Waikato Regional Council acting in a technical certification capacity prior to any works authorised by this consent commencing and the Consent Holder must undertake all earthworks authorised by this consent in accordance with the certified ESCP.

Once the ESCP is certified a copy must be provided to Waikato District Council's Team Leader- Monitoring for their records.

43. Any changes proposed to the ESCP must be confirmed in writing by the Consent Holder and the Waikato Regional Council, acting in a technical certification capacity, prior to the implementation of any changes proposed. A copy of the revised plans must also be provided to Waikato District Council's Team Leader Monitoring.

44. Prior to bulk earthworks commencing on any area, the Consent Holder must submit to the Waikato Regional Council 'As Built Certification Statements', signed by an appropriately qualified and experienced person to certify that erosion and sediment controls have been implemented and appropriately constructed to minimise any sediment leaving the site and entering any stormwater drains.

45. Erosion and sediment controls must be in accordance with the certified Erosion and Sediment Control Plan. Certified controls must include sediment retention ponds, decanting earth bunds, silt fences and diversion channels/bunds.

46. The 'As Built Certification Statement' must include all information as specified in the 'As Built Certification Sheets' located on the Waikato Regional Council website (www.ew.govt.nz/earthworks) and supplied to the Waikato Regional Council within 5 working days of the completion of the construction of those controls.

47. The Consent Holder must ensure that all sediment-laden run-off from the site is treated by sediment retention structures. These structures are to be fully operational before bulk earthworks commence and must be maintained to perform at least 80% of their operational capacity.

48. The Consent Holder must ensure that all erosion and sediment control structures are inspected on a weekly basis and within 24 hours of each rainstorm event that is likely to impair the function or performance of the controls.

49. During earthworks the Consent Holder must actively consider the on-site management of all the overburden materials, including disposal, storage, backfilling and management of topsoil within the area impounded by site perimeter controls, in a way that does not result in loss of sediments or dust beyond the boundaries of the site.

50. Open Areas and long-term stockpiles for a period exceeding 3 months must be appropriately stabilised, revegetated or planted in grass for erosion control and visual mitigation purposes.

51. The Consent Holder must ensure those areas of the site where earthworks have been completed are stabilised against erosion as soon as practically possible and within a period not exceeding 14 days after completion of any works authorised by this consent. Stabilisation must be undertaken by providing adequate measures (vegetative and/or structural) that will minimise sediment runoff and erosion to the satisfaction of the Waikato Regional Council acting in a technical certification capacity.

52. The Consent Holder must monitor and maintain the site until vegetation is established to such an extent that it prevents erosion and prevents sediment from entering any water body.

53. The Consent Holder must maintain erosion and sediment controls in place until suitable site stabilisation has been achieved, including a minimum grass coverage (80%) is achieved within the exposed areas subjected to earthworks.

54. Re-vegetation and/or stabilisation of all disturbed areas is to be completed in accordance with the measures detailed in the document titled "Erosion and Sediment Control – Guidelines for Soil Disturbing Activities" (Technical Report No. 2009/02 – dated January 2009).

55. Details and evidence of all stabilisation and site close-out aspects must be provided to both Waikato Regional Council Monitoring Team Leader and Waikato District Council's Team Leader Monitoring for certification after each stage of works. The removal of any erosion and sediment control measures from any area where soil has been disturbed as a result of the exercise of this consent must only occur after consultation and written approval has been obtained from the Waikato Regional Council acting in a technical certification capacity. In this respect, the main issues that will be considered by the Waikato Regional Council include:

    a. The quality of the soil stabilisation and/or covering vegetation;

    b. The quality of the water discharged from the rehabilitated land; and

    c. The quality of the receiving water.

56. The Consent Holder is to remove as soon as practical, and within a maximum of 24 hours after the occurrence, or as otherwise directed by the Waikato District Council's Roading Operations Engineer, any debris that is tracked or spilled onto any public road as a result of the exercise of this consent. The cost associated with the clean-up of the roadway and any drainage facilities, including all temporary traffic control, is the responsibility of the Consent Holder.

57. The Consent Holder, upon becoming aware of the need to clean up the roadway, must advise Waikato District Council's Roading Operations Engineer of the need for the road to be cleaned up, and what actions are being taken to do so.

58. Should a dust emission occur which is alleged to be objectionable or offensive by the Waikato District Council's Team Leader Monitoring or by Waikato Regional Council Monitoring Officers, the Consent Holder must provide a written report to the Councils within five days of

    a. The cause or likely cause of the event and any factors that influenced its severity;

    b. The nature and timing of any measures implemented by the Consent Holder to avoid, remedy or mitigate any adverse effects; and

    c. The steps to be taken in future to prevent the recurrence of similar events.

Advice Note:

For the purposes of the above condition, an effect that is objectionable or offensive shall be considered to have occurred if any appropriately experienced officer determines so after having regard to:

a. The frequency, intensity, duration, location and effect of dust emissions(s); and/or

b. Receipt of complaints from neighbours or the public; and/or

c. Relevant written advice from an experienced officer of the Waikato Regional Council, Waikato District Council, or the Waikato District Health Board.

59. All earthworks must be managed to ensure that no debris, soil, silt, sediment or sediment laden water is discharged beyond the Site to either land, stormwater drainage network,watercourses or receiving waters. In the event that a discharge occurs, works must cease immediately and the discharge mitigated and / or rectified.

60. There must be no obstruction of access to public footpaths, berms, private properties, public services / utilities, or public reserves, resulting from the demolition, earthworks and construction activity, unless otherwise authorised by the Council.

61. All materials and equipment must be stored within the Site's boundaries.

62. On completion of works, a Geotechnical Completion Report (GCR) (including a statement of professional opinion for the suitability of the site for the intended development) signed by a chartered geo-professional (as defined in Section 1.2.2 of NZS4404:2010) shall be provided to Council. The GCR must demonstrate earthworks are stable and suitable for development of the Project.

63. The Council may, during the six-month period commencing 1 November following initial operation of the site and every fifth year thereafter, serve notice on the Consent Holder under section 128(1) of the Resource Management Act 1991, of its intention to review the conditions of this resource consent for the following purposes:

    a. To review the effectiveness of the conditions of this resource consent in avoiding or mitigating any adverse effects on the environment, and if necessary to avoid, remedy or mitigate such effects by way of further or amended conditions; or

    b. If necessary and appropriate, to require the Consent Holder to adopt the best practicable option to remove or reduce adverse effects on the surrounding environment; or

    c. To review the adequacy of and the necessity for monitoring undertaken by the Consent Holder.

Construction Traffic Management Plan

64. At least twenty (20) working days prior to the commencement of works the consent holder must submit a final Construction Traffic Management Plan (CTMP) to Waikato District Council for certification. The objective of the CTMP is to ensure that during demolition, earthworks and construction the surrounding road network (including the footpaths) operates safely and efficiently for all road users including pedestrians.

65. The CTMP must include specific details relating to avoiding, remedying or mitigating adverse effects on the environment from demolition, earthworks, construction and management of all works associated with this development, and setting out procedures to be followed which ensure compliance with the conditions of consent, as follows:

    a. Construction sequencing and associated start dates and durations.

    b. Details of the Principal Contractor, PM, Site Manager, TTMP Planner, STMS and RCA.

    c. Intended Heavy traffic routes

    d. Specific stakeholders and intended management to minimise and avoid adverse impacts

    e. Intended entranceways/ access points.

    f. Modelled traffic volumes associated with construction

    g. Specifics of pre-construction road asset dilapidation surveys and post-construction remediation measures.

Construction Noise and Vibration Management Plan

66. Prior to commencing works on site, suitably qualified/experienced acoustic consultant must provide a construction noise and vibration management plan (CNVMP) for the site. The CNVMP must:

    a. Detail the contact details of the site manager in the event of a complaint

    b. Detail the compliance distances for each construction activity against the limits specified within WDC-OP Rule R4 at each receiver with and without 1.8m high construction noise barriers

    c.The noise mitigation methods and staff training procedures

    d. Outline the process for community liaison and procedures for the handling of any complaints.

    e. Be implemented and maintained throughout the construction duration of the project.

Waste Management Plan (WMP)

67. The Consent Holder must prepare a WMP for the overall development and submit it to Council at least 15 Working Days prior to the occupation of each building, for certification.

The purpose of the WMP is to outline the methodology for refuse and recycling storage and disposal from the site, to ensure that the servicing requirements of the overall site and stage of the development are adequately provided for without causing odour/visual nuisance or personal safety issues.

The WMP must contain sufficient detail to address the size and design of the bin storage area, access arrangements for residents, the location of refuse bins and other bins during storage and collection, the frequency of service, and the volume of waste to be provided for.

Acid Sulfate Soils

68. Prior to the commencement of any earthworks, excavation, dewatering, drainage installation, or other activities that may disturb actual or potential acid sulfate soils, the consent holder shall submit the draft Acid Sulfate Soil Management Plan (ASSMP) to WRC for certification by the Team Leader – Monitoring (or other delegated authority).

    a. Identify the extent, distribution, and depth of any actual or potential acid sulfate soils within the site;

    b. Detail procedures for the excavation, handling, stockpiling, treatment, transportation, reuse, and disposal of acid sulfate soils;

    c. Specify measures to avoid, remedy, or mitigate the generation of acidity and the mobilisation of contaminants associated with acid sulfate soils;

    d. Include monitoring requirements for soil and water quality where disturbance of acid sulfate soils is proposed;

    e. Identify contingency measures to be implemented should unanticipated acid sulfate soils be encountered during works; and

    f. Specify reporting requirements and the responsibilities of site personnel.

    All works shall thereafter be undertaken in accordance with the certified Acid Sulfate Soil Management Plan. Any amendments to the plan shall be submitted to Council for certification prior to implementation.

ECOLOGICAL

Fish Management Plan

69. The Consent Holder must provide the Waikato Regional Council with the draft Fish Management Plan (FMP) at least 5 working days prior to the proposed commencement of activities authorised by this consent.

    The objective of the FMP is to outline all fish management procedures to be implemented throughout the works and must include, as a minimum, the following detail:

    a. Protocols and methods for the capture and transfer of indigenous fish prior to works commencing, including the timing, extent of fishing effort, and release points;

    b. Protocols and methods to address discoveries of fish during the works, including recovery techniques to relocate fish to designated release points;

    c. Protocols and methods for recording and reporting to the Waikato Regional Council, the numbers, diversity and size range of all fish removed (recovered or accidentally injured or killed);

    d. Requirements for permits and certificates to handle native fish from the relevant authorities;

    e. Defined roles and responsibilities for all those involved (Consent Holder, contractor, ecologist) and the details of who will be responsible for overseeing the FMP;

    f. Notification and reporting procedures relevant to the Waikato Regional Council;

70. The FMP must be certified in writing by the Waikato Regional Council acting in a technical certification capacity prior to any works authorised by this consent commencing. The Council's certification will be based on its assessment as to whether the FMP addresses the matters in a) to f) in sufficient detail to achieve the objective. The Consent Holder must undertake all activities authorised by this consent in accordance with the certified FMP; and

71. The capture and transfer of indigenous fish must be undertaken in accordance with the FMP, with a suitably qualified ecologist present to ensure any remaining fish potentially left stranded by the dewatering activities are captured and relocated.

Lizard Management Plan

72. At least 20 working days prior to the commencement of any construction works in relation to the project site (or such other timeframe that is agreed in writing between the Consent Holder and WRC), the Consent Holder shall submit the draft LMP to WRC for certification.

    The LMP shall be in accordance with the draft LMP prepared by RMA Ecology. Any changes from the LMP must be clearly identified and an explanation provided outlining the rationale for the change and why the change is consistent with the original objective of the BMP.

ENGINEERING DESIGN

73. Prior to any physical works associated with construction activities (excluding site establishment and bulk earthworks) being undertaken the Consent Holder must submit detailed engineering plans and all supporting design reports, including calculations prepared by a suitably qualified person/engineer, to Waikato District Council Team Leader Monitoring for certification acting in a technical capacity (Approved Engineering Plan(s)) for:

    a) Water supply;

    b) Onsite Wastewater;

    c) Stormwater management system including treatment devices, reticulation and retention as well as access to stormwater treatment devices for ongoing maintenance; and

    d) Access and internal road formation including details of formation, carriageway widths and stormwater drainage.

71. Designs must be in accordance with the Waikato District Plan and the Regional Infrastructure Technical Specifications (RITS), taking into consideration hold points for inspection and quality assurance tests. The engineering plans must be developed in general accordance with the civil engineering assessments, including the BCD Group Geotechnical Assessment Report and Stormwater and Roading Management Plan as submitted with the application.

72. All works must be undertaken in accordance with the Approved Engineering Plan(s).

73. In circumstances where there is a conflict between the details shown on the Approved Engineering Plan and the RITS, the Approved Engineering Plan prevails.

TRANSPORT

74. Prior to the occupation of any building, all internal roading, intersections, accessways, footpaths and cycleways must be completed in accordance with the approved engineering plans.

STORMWATER

75. Prior to the commencement of any earthworks, building works, or site development activities, the consent holder shall submit a Stormwater Management Plan (SMP) to the Waikato District Council for certification by the Manager Development Engineering (or delegated authority).

    The Stormwater Management Plan shall be prepared by a suitably qualified and experienced Chartered Professional Engineer and shall include, as a minimum:

    a. Details of the proposed stormwater collection, treatment, attenuation, conveyance, and disposal systems for the site;

    b. Demonstration that the stormwater management measures are consistent with the approved engineering plans and will achieve the relevant hydraulic, water quality, and environmental performance outcomes;

    c. Design calculations, catchment areas, runoff estimates, attenuation volumes, discharge rates, and supporting modelling, where applicable;

d. Measures to ensure no increase in adverse flooding effects on adjoining properties, roads, waterways, or downstream networks;

e. Details of stormwater quality treatment devices, including treatment performance, design specifications, and maintenance requirements;

f. Erosion and sediment control measures to be implemented during construction, where relevant;

g. Procedures for the operation, inspection, monitoring, and maintenance of all stormwater infrastructure, including identification of the party responsible for ongoing maintenance;

h. A contingency response procedure for the management of blockages, failures, overtopping events, or other malfunction of the stormwater system; and

i. Confirmation that all works will comply with any relevant Waikato District Council Development Standards, Waikato Regional Council requirements, and any applicable resource consent conditions.

No works authorised by this consent shall commence until the Stormwater Management Plan has been certified by the Council.

76. The Consent Holder must ensure that suitable facilities are provided onsite to collect and treat stormwater all stormwater runoff produced by the impervious areas within the site in general accordance with the Stormwater and Roading Management Report prepared by BCD Group including a stormwater pond sized to provide peak flow attenuation in the case of a 1% AEP storm event.

77. Stormwater swales and detention structures as outlined in Approved Engineering Plans must be constructed before the operation of the site.

WASTEWATER

78. An onsite wastewater disposal system must be provided for the site by the Consent Holder in accordance with the BCD Group Civil Design Report dated September 2026 and achieve compliance with the conditions as set out below.

79. Within one month of the completion of the installation of the new wastewater treatment system and the new disposal system, the Consent Holder must submit to the Waikato Regional Council the following:

a. An 'as-built' plan of the treatment and disposal system; and

b. Verification from the installer of the system that it has been installed in accordance with the information submitted in support of the application and best practice.

80. Within one month of commissioning of the new wastewater treatment system, the Consent Holder must provide to Waikato Regional Council evidence that a maintenance contract or maintenance programme for the system exists, and which is to be applied for the duration of the consent.

81. Within 12 months of the commencement of operations on the site, the Consent Holder must provide a Wastewater Management Plan for the site to manage any discharges from the wastewater system and confirm its operational aspects, which has been prepared by a suitably qualified person(s) to Waikato Regional Council for certification acting in a technical capacity. The Wastewater Management Plan must address the following matters as a minimum:

a. An inspection programme designed to verify the correct functioning of all components of the wastewater treatment system; and

b. A schedule or checklist of maintenance requirements for all reticulation, pump chambers and the wastewater treatment and disposal system. The maintenance requirements must also specify that the systems must be maintained on a minimum six-monthly frequency; and

c. A copy of the names of the appropriate contact people in the event of system malfunction, including contact telephone numbers; and,

d. Monitoring and reporting requirements, and

e. A contingency plan for action to be taken in the event of wastewater breakout from the treatment system and/or disposal areas. Any notification of any changes made to it must be provided to the Waikato Regional Council for certification acting in a technical capacity.

81. The wastewater scheme must be operated, maintained and managed by appropriately experienced personnel.

82. The discharge must not result in any objectionable effects from odour beyond the boundary of the subject property.

83. If an emission of odour occurs that has an objectionable or offensive effect, the Consent Holder must provide a written report to the Waikato Regional Council within five days of being notified of such by the Waikato Regional Council. The report must specify:

    a. the cause or likely cause of the event and any factors that influenced its severity;

    b. the nature and timing of any measures implemented by the Consent Holder to avoid, remedy or mitigate any adverse effects; and

    c. the steps to be taken in future to prevent the recurrence of similar events.

    ***Advice Note**:*

    For the purpose of this resource consent, the Waikato Regional Council will consider an odour effect that is objectionable or offensive to have occurred if any appropriately experienced officer of the Waikato Regional Council deems it so after having regard to:

    a) the frequency, intensity, duration, offensiveness and location of the odour; and/or

    b) receipt of complaints from neighbours or the public;

    c) or relevant written advice or a report from an Environmental Health Officer of a territorial authority or health authority.

LANDSCAPING

84. Prior to the commencement of any works on site the consent holder must provide to Waikato District Council for certification, a finalised set of detailed soft and hard landscape design drawings which have been prepared by a landscape architect or suitably qualified and experienced professional.

    The submitted information must be consistent with the landscape concept plan(s) prepared by DGSE referenced in Condition 1 and, at a minimum, must include landscape design drawings, specifications and maintenance requirements including:

    a. Detailed design drawings and specifications for all planting areas and planting along and on top of retaining walls. The details must include the system proposed for the planting type, including any structural and engineering requirements, drainage, irrigation systems, weight capability, widths and depths demonstrating that suitable depths for proposed plant types (e.g., trees) can be accommodated, soil / medium depths, materiality/finish, warranty of the system and ongoing maintenance requirements.

    b. Annotated planting plans which communicate the proposed location and extent of all areas of plantings.

    c. A plant schedule based on the submitted planting plan(s), with input from Mana Whenua, which details specific plant species, the number of plants, height and/or grade (litre) / Pb size at time of planting

    d. Details of draft specification documentation for any specific drainage, soil preparation, tree pits, staking, irrigation and mulching requirements

    e. A hard landscape plan illustrating the location and materiality of pavement, vehicle access, footpaths, ramps, retaining walls, fences, balustrades / handrails, furniture, and lighting.

    f. A landscape maintenance plan (report) for all aspects of the finalised landscape design, including green roofs, green walls, and soft and hard landscaping components in relation to the following requirements:

        i. Irrigation

        ii. Weed and pest control

        iii. Plant replacement

iv. Inspection timeframes

v. Body Corporate responsibilities in relation to communal areas

vi. Access requirements

The finalised landscape design under condition 84 must:

a. be generally consistent with the landscape design intent and objectives identified in the plans and information referenced at Condition 1; and

b. confirm responsibilities for ongoing maintenance requirements;

85. The Consent Holder must implement the boundary planting identified in the detailed landscaping plan as required by condition 84.

86. The landscape planting as indicated by the Landscape strategy and Landscape Plan must be undertaken in the next planting season (Autumn / Spring) following the practical completion of site development (which for the purposes of this condition includes bulk earthworks and building construction ahead of site operations) and, must be completed within twelve (12) months of the site development.

87. The landscaping required by Condition 84 must be maintained (including weed management), adequately watered, and replaced with similar specimens if damaged or dead, to ensure a continued high level of visual amenity.

NOISE

88. Noise from the activities within the senior living precinct must not exceed the limits specified within the WDC-OP as follows:

a. Residential Receivers: NOISE-R8, measured at the notional boundary

89. Construction works must comply with the limits and be measured and assessed in accordance with the requirements of New Zealand Standard NZS 6803:1999 Acoustics – Construction Noise.

Advice Note:

Construction works' must be deemed to be any earthworks and construction, including upgrading of internal access roads

90. The Consent Holder must not allow tonal reversing alarms (beepers) be used on any equipment or trucks. All equipment used on site for construction must be well maintained and always fitted with effective mufflers.

91. Noise monitoring must be undertaken when directed in writing by the Waikato District Council, in response to a genuine and verified noise complaint and must include the following:

a) Measurements must be taken at positions representative of the identified residential receivers unless otherwise directed by the Waikato District Council Team Leader – Monitoring; and

b) Monitoring results must be provided to the Waikato District Council within three weeks of the measurement being taken.

92. In the event of noise complaints or a problem with excessive noise (which is to be in the opinion of a Noise Officer appointed by the Waikato District Council), the Consent Holder must undertake a noise survey conducted by a qualified acoustic engineer to show that the noise requirements are being met. Should any non-compliance be established, the Consent Holder must undertake remedial action, with further noise surveys undertaken to show compliance. Results of all surveys are to be made available to the Waikato District Council upon request.

93. All noise monitoring is to be undertaken at the Consent Holder's expense by a suitably qualified and experienced person or consultancy firm in accordance with good acoustic practice and to the satisfaction of the Waikato District Council.

Noise must be measured in accordance with New Zealand Standard NZS 6801:2008 Acoustics - Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 – Acoustics - Environmental Noise.

LIGHTING

94. Prior to the lodgement of an application for Building Consent, the consent holder must provide a Lighting Plan prepared by a qualified Lighting Engineer, to the Council for certification.

    The purpose of this plan is to assess and provide adequate lighting for the safety of people residing, working or visiting the premises and its immediate environs outside of daylight hours.

    The Lighting Plan must:

    a. Include all accessible areas of the precinct where the movement of people is expected. Such locations include but are not limited to: the internal transport network, building entrances, building frontages, carpark and loading areas, footpaths or other common access areas.

    b. Include proposed locations for lighting, lux levels and types of lighting (i.e. manufacturer's specifications once a lighting style has been determined) and any light support structures required to control timing, level of lighting, or to minimise light spill, glare, and loss of night time viewing.

    c. For lighting not required for track illumination, demonstrate compliance with the AS/NZS 1158 requirements and clearly specify what P Category the lighting design will achieve. The selection criteria for the chosen lighting category should also be presented (i.e. pedestrian/cycle activity, risk of crime etc,).

    d. Demonstrate compliance with Waikato OiP Rule LIGHT-R2, measured at the notional boundary on any adjoining site within the General Rural Zone.

    e. Include an executive summary of the above information in plain English that outlines the relevant requirements to their application and their design response to them. The finalised design details certified by the qualified Lighting Engineer must be established prior to the development hereby consented being first occupied, and thereafter retained and maintained, to the satisfaction of the Council.



