



# Volume 5: Residential Subdivision & Greenway

Fast-track Approvals Act 2024 Substantive  
Application

Matamata, Waikato

Assessment of Environmental Effects and Statutory Analysis

14 July 2025

**B&A**

Urban & Environmental

Prepared for:  
Matamata Development Limited





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# Contents

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<b>1.0</b>	<b>Introduction</b>	<b>7</b>
<b>2.0</b>	<b>Ashbourne Site Context</b>	<b>8</b>
2.1	Site Description	8
2.2	Zoning	9
2.3	Land Use and Roding	10
2.4	Surrounding Environment	10
2.5	Records of Title and Land Ownership	10
2.6	Geology and Topography	11
2.7	Groundwater	11
2.8	Vegetation	11
2.9	Existing Infrastructure	12
2.10	Contamination	12
2.11	Ecology	12
2.12	Terrestrial Ecology	12
2.13	Freshwater Ecology	13
2.14	Cultural Environment	14
<b>3.0</b>	<b>Proposal</b>	<b>14</b>
3.1	Overview	14
3.2	Subdivision Layout and Design	15
3.3	Ashbourne Greenway	22
3.4	Engineering Design for Roding, Infrastructure and Utilities	23
3.5	Roding Layout and Design	23
3.6	Infrastructure and Utilities	25
3.7	Vegetation Management	26
3.8	Construction Methodology	27
3.9	Construction Controls and Noise/Vibration	28
3.10	Summary of Monitoring and Mitigation Measures	28
3.11	Other activities	29
3.12	Other Approvals Required	29
3.13	Proposed Conditions of Consent	29
<b>4.0</b>	<b>Approvals Required</b>	<b>29</b>
4.1	National Environmental Standards	29
4.2	Waikato Operative Regional Plan	30
4.3	Matamata-Piako Operative District Plan	31
4.4	Associated Permitted Activities	32
4.5	Overall Activity Status	35
<b>5.0</b>	<b>Assessment of Effects</b>	<b>35</b>
5.1	Positive Effects	36
5.2	Economic Benefits	37
5.3	Subdivision Design and Layout	37
5.4	Landscape, Visual, and Amenity Effects	39

5.5	Construction Effects	40
5.6	Contaminated Land Effects	41
5.7	Traffic Effects	42
5.8	Infrastructure Servicing Effects	43
5.9	Stormwater and Water Quality Effects	43
5.10	Groundwater Effects	44
5.11	Ecological Effects	45
5.12	Mitigation and Monitoring	45
5.13	Summary of Effects	46
<b>6.0</b>	<b>Assessment of Relevant Statutory Considerations</b>	<b>46</b>
6.1	National Environmental Standards	48
6.2	National Policy Statements	48
6.3	Waikato Regional Policy Statement	51
6.4	Te Ture Whaimana o Te Awa o Waikato	53
6.5	Waikato Regional Plan	54
6.6	Matamata-Piako Operative District Plan	55
6.7	Statutory Considerations Summary	57
<b>7.0</b>	<b>Assessment Against the Fast-track Approvals Act Decision Making Framework</b>	<b>57</b>
7.1	Information Considered	57
7.2	Situations Where the Panel Must Decline an Approval	57
7.3	The Purpose of the Fast-track Approvals Act	58
7.4	Resource Consent Approvals Sought: Parts 2, 3, 6 and 8 to 10 of the Resource Management Act 1991 and Other Legislation Directing Decision-making	58
7.5	Decision on Whether to Grant the Approvals Sought in the Application	64
<b>8.0</b>	<b>Proposed Conditions</b>	<b>65</b>
<b>9.0</b>	<b>Conclusion</b>	<b>66</b>



## Volume 5 Appendices

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Appendix 5A	Residential Typology Designs
Appendix 5B	Architectural Drawings – Commercial Node
Appendix 5C	Design Guidelines
Appendix 5D	Landscape Drawings
Appendix 5E	Landscape Visual Impact Assessment
Appendix 5F	Infrastructure Report & Drawings
Appendix 5G	Earthworks Management Plan
Appendix 5H	Construction Management Plan
Appendix 5I	Stormwater Management Plan
Appendix 5J	Stormwater Operation and Maintenance Plan
Appendix 5K	Noise and Vibration Assessment
Appendix 5L	Construction Noise and Vibration Management Plan
Appendix 5M	Rules and Standards Assessment
Appendix 5N	Objectives and Policies Assessment
Appendix 5O	Proposed Conditions

## Glossary of Terms

Term	Explanation
AEE	Assessment of Environmental Effects
CIA	Cultural Impact Assessment
DSI	Detailed Site Investigation
EIA	Economic Impact Assessment
EcIA	Ecological Impact Assessment
EPA	Environmental Protection Authority
FTAA	Fast-track Approvals Act 2024
FTE	Full-time Equivalent
HAIL	Hazardous Activities and Industries List
MPDC	Matamata-Piako District Council
MPODP	Matamata-Piako Operative District Plan
NES	National Environmental Standard
NES-AQ	Resource Management (National Environment Standard for Air Quality) Regulations 2004
NESCS	Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011
NES-F	Resource Management (National Environmental Standard for Freshwater) Regulations 2020
NPS:FM	National Policy Statement for Freshwater Management 2020
NPS-HPL	National Policy Statement for Highly Productive Land 2022
NPS-IB	National Policy Statement for Indigenous Biodiversity 2023
NPS-UD	National Policy Statement on Urban Development 2020
RITS	Waikato's Regional Infrastructure Technical Standards
RMA	Resource Management Act 1991
WORPS	Waikato Operative Regional Policy Statement
WRC	Waikato Regional Council
WPRPS	Waikato Proposed Regional Policy Statement
WRP	Waikato Operative Regional Plan

## 1.0 Introduction

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This report, referred to as **Volume 5**, of the Substantive Application has been prepared in support of the application by Matamata Developments Limited for a consent to the Environmental Protection Authority (EPA) under the Fast-Track Approvals Act 2024 (FTAA). The 45-hectare site subject to this part of the application is located within the Ashbourne development and referred to as the 'Ashbourne Residential Subdivision and Greenway'.

This application is seeking approval for land use resource consent to enable the subdivision and blanket land use consent for the following activities:

- Subdivision to create 518 vacant lots, one neighbourhood centre lot, five local purpose reserves (stormwater), and supported roading and pedestrian network;
- Future residential development in accordance with the proposed land use controls;
- Completion of roading throughout the site;
- Construction of an artificial watercourse (Greenway) for the conveyance of stormwater to the Waitoa River;
- Approximately 239,000<sup>3</sup> of cut and 218,000m<sup>3</sup> of fill earthworks over an area of 45ha to facilitate building platforms, roading networks, infrastructure servicing and utilities, and stormwater management devices;
- Revegetation of riparian margins; and
- Discharge of stormwater to ground and to water.
- The development will be staged.

The information provided in this application is sufficiently detailed to correspond to the scale and significance of the matters that will be assessed in considering whether to grant the approvals sought, including any adverse effects of the activities to which the approvals relate. This takes into account any proposal by the applicant to manage the adverse effects of an activity through conditions.

The Overview Report, submitted as **Volume 1** of this application, is to be read in conjunction with this document. The Overview Report provides a summary of the overall Ashbourne development, consultation, a summary of the reasons for consent, and the proposed conditions of consent. It also addresses the specific information requirements to be included with a Fast Track application as set out under the FTAA.

This report is structured to present a comprehensive and bundled assessment of the relevant considerations for the two proposed Solar Farms (northern and southern). District and Regional matters are assessed in parallel, to reflect the intertwined nature of the consenting context and the similarity of issues at play. The Fast-Track Approvals Act 2024 (FTAA) anticipates this type of approach, where a single panel appointment oversees all relevant considerations and presenting and assessing the relevant matters in an integrated approach is considered a practicable method for assisting evaluation.



## 2.0 Ashbourne Site Context

This section of the application is provided in accordance with Clause 5(1)(b) of Schedule 5 of the FTTA.

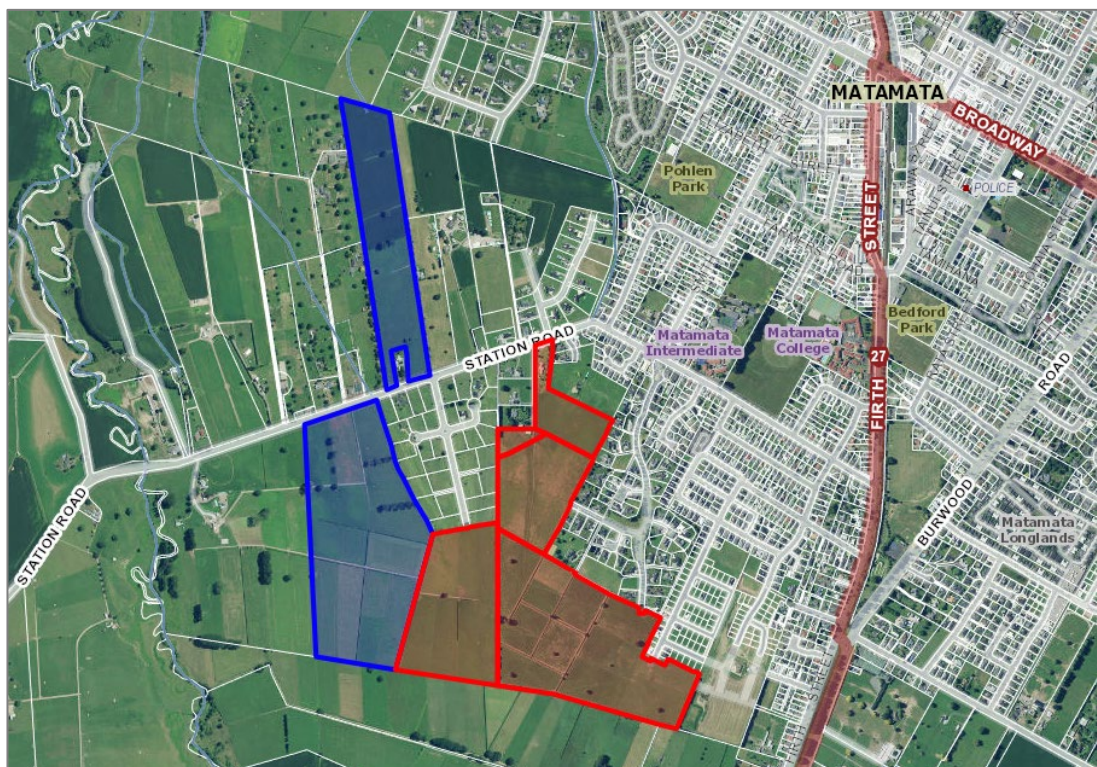
The following is a broad site and locality description, with these supporting technical documents providing additional context:

- Cultural Impact Assessment (refer **Appendix 1H**)
- Assessment of Ecological Effects (refer **Appendix 1I**)
- Geotechnical Assessment Report (refer **Appendix 1M**)
- Integrated Transportation Assessment (refer **Appendix 1P**)
- Urban Design Report (refer **Appendix 1Q**)

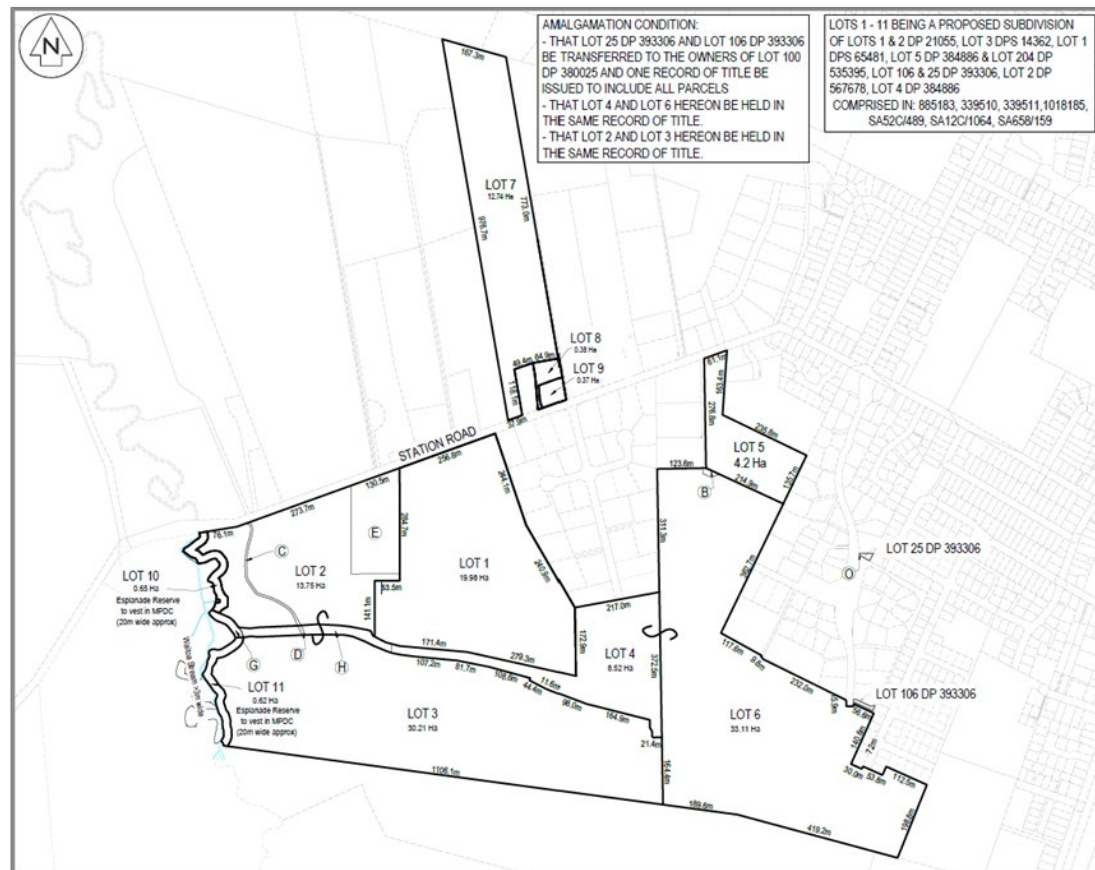
### 2.1 Site Description

The site addressed in this volume of the AEE is proposed lots 4, 5, and 6 under the **Volume 2** Vacant Lot Subdivision application, and is referred to as the Ashbourne Residential Development site (the site) here in.

The existing land parcels subject to the **Volume 5** application is shown in **Figure 1**. Proposed lots 4, 5, and 6 are shown in **Figure 2**.



**Figure 1: Site location showing the Ashbourne Residential Development site in red outline and the other immediately adjacent Ashbourne Development sites in blue (solar North and retirement west). Source: CoreLogic Emap.**

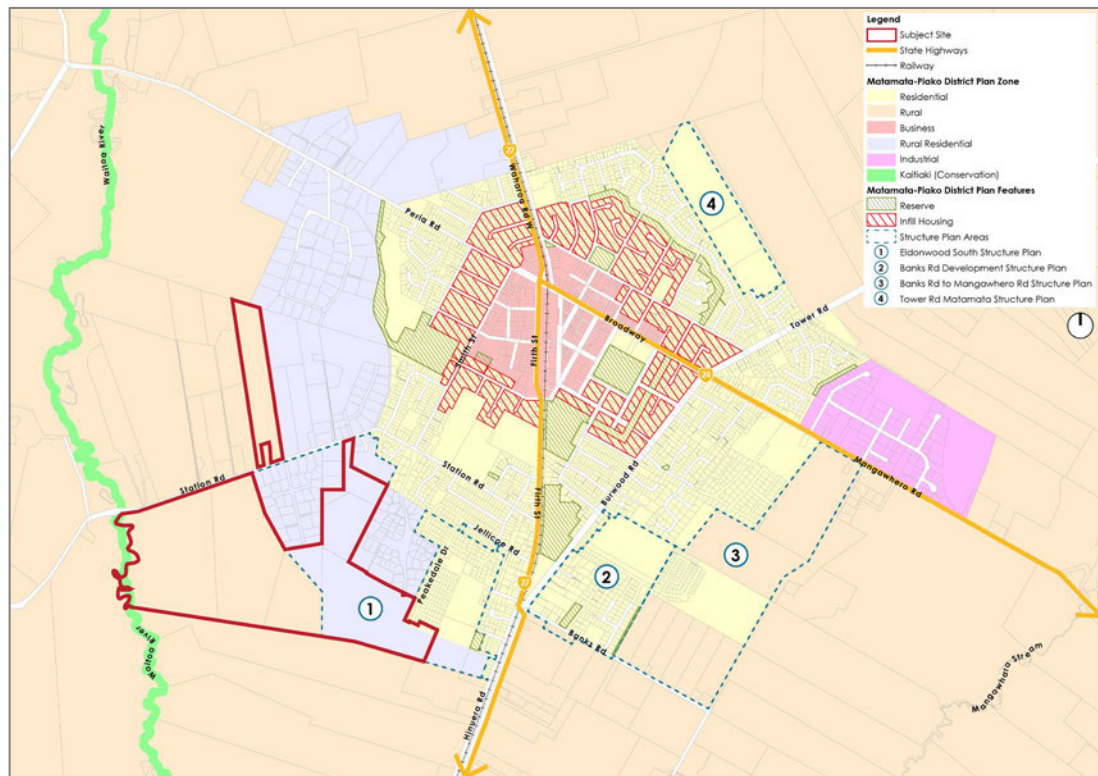


**Figure 2: The subdivision scheme plan proposed under Volume 2. The Ashbourne Retirement Village is located within lot 1 Source: Maven.**

The site is located to the centre and east of the wider Ashbourne site and the Residential Development is located to the west of Peakedale Drive, in between the Highgrove subdivision to the west and the Eldonwood Subdivision to the east. A broad summary of the site and locality details is provided below. It's important to note the proposed greenway that forms part of proposed Lot 4 that extends west towards the Waitoa River.

## 2.2 Zoning

The Site is split zoned Rural-Residential and Rural Zones under the operative Matamata-Piako District Plan ('MPODP'). The zoning of the Ashbourne Fast Track Development site is shown in **Figure 3** below.



**Figure 3: Zoning of the Ashbourne Development site under the MPODP.**

### 2.3 Land Use and Rooding

The wider application site is irregularly shaped and relatively flat. The application site is split by Station Road with the portion to the north being for the proposed solar and two future rural/lifestyle blocks. The subject site that this consent relates is currently in use as a working farm. The site currently has farm access from Station Road (Collector Road). No other public access or roading is provided on the site, however it is noted that Peakdale Drive and Eldonwood Drive extend to the boundary of the site before terminating.

### 2.4 Surrounding Environment

The surrounding environment is characterised by rural, rural-residential, and residential uses.

The site is situated between existing recent subdivisions, including the Highgrove subdivision to the west, Eldonwood to the north-east, and Peakdale Drive to the east.

Rural uses are located to the south and west of the site, with land currently in use as a working farm.

The future surrounding environment enabled by the Ashbourne Development will also include a solar farm use to the south-west and North (refer **Volume 3**) and a Retirement Village to the north-west (refer **Volume 4**).

### 2.5 Records of Title and Land Ownership

The Records of Title for the site and associated interests registered at the time of application are attached at **Appendix 1A** of the Overview Report and summarised in **Table 1** below. There are no limitations on the Records of Title that restrict the proposed land use. Please note an assessment



on the relevant Consent Notices has been completed and contained within Day Zero Subdivision volume. The consent notices are summarised and discussed with a conclusion being that they are of little relevance post a decision to enable urban development. The relevant consent notices can be cancelled prior to issuing of new 'parent titles'. This has been discussed with MPDC and they have emailed back that they would be comfortable processing the consent notices to a decision post FT decision. The consent notice context will not disrupt the ability of a FT Panel consenting and conditioning the activities applied for in our opinion. A further legal opinion is provided by Phil Lang to strengthen this approach.

**Table 1: Landholdings within the Residential and Greenway site.**

Legal Description	Area	Owner
Lot 204 Deposited Plan 535395 and Lot 25, 106 Deposited Plan 393306	24.14ha	[REDACTED]
Lot 5 Deposited Plan 384886	8.11ha	[REDACTED]
Lot 4 Deposited Plan 384886	8803m <sup>2</sup>	[REDACTED]
Lot 1 Deposited Plan South Auckland 65481	4.20ha	[REDACTED]
Lot 3 DPS 14362	13.72	[REDACTED]
Lot 2 DP 567678 & Lot 2 DP 21055	27.3831	[REDACTED]
Lot 1 DP 21055	33.7938	[REDACTED]

It is noted that the establishment of super lots are enabled by the subdivision consent applied for as **Volume 2** of this application. For completeness, this application covers land on proposed Lots 4, 5, and 6 as illustrated in figure 2 above.

**Note:** The proposed greenway covers part of Lots 1 2 & 3 owned by [REDACTED] and is included above for completeness.

**Note:** Two of the [REDACTED] Lots are held together by way of amalgamation condition.

## 2.6 Geology and Topography

A Geotechnical Investigation Report (GIR) has been prepared by CMW Geosciences (CMW) and is provided in **Appendix 1M**. The GIR confirms that the site can generally be described as near level. Published geological maps for the area depict the regional geology as comprising cross-bedded pumice sand, silt and gravel of the Hinuera Formation. Refer to the Geotechnical Investigation Report for further details.

## 2.7 Groundwater

The CMW GIR has addressed groundwater levels along the site. The investigation was undertaken in May-June 2024, and found that groundwater was encountered within the CPTs and boreholes. The interpreted groundwater levels for the site is between 3.5m-8.3m.

## 2.8 Vegetation

The site is currently in use as a working farm, and is predominantly flat with minimal vegetation. The site contains sporadic stand-alone trees and a series of hedgerows to define paddock

boundaries with adjacent rural properties. The adjacent Highgrove subdivision additionally contains a number of younger aged trees on the common boundaries with this site. Refer to the Landscape Assessment prepared by Greenwoods Associates (refer **Appendix 5E**) for further details.

## 2.9 Existing Infrastructure

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The Infrastructure Report prepared by Maven Associates (refer **Appendix 5F**) confirms that there is no existing stormwater reticulation on the Site. There is an existing rider main and water mains on Peakedale Drive, and a rider main on Station Road which will facilitate connection. In terms of wastewater reticulation, there is an existing wastewater manhole within the north-eastern corner of the boundary, and an existing gravity main on Peakedale Drive. Stormwater on the site appears to be predominantly disposed of via ground soakage, however there are also farm swales and culverts within the site.

## 2.10 Contamination

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A Preliminary and Detailed Site Investigation ('PSI/DSI') has been undertaken by SLR Consulting (refer **Appendix 1R**), which has identified the following HAIL activities as having potentially occurred on the Site:

- A10 – Persistent pesticide bulk storage or use, including sports turfs, market gardens, orchards, glass houses or spray sheds – associated with the accumulation of pesticides across the land used for cropping;
- E1 – Asbestos products manufacture or disposal, including sites with buildings known to be in a deteriorated condition – given the age of former buildings on site, potential that asbestos-containing products may have been used;
- G3 – Landfill Sites – associated with uncontrolled fill of historic surface depressions; and
- I – Any other land that has been subject to the intentional or accidental release of a hazardous substance in sufficient quantity that it could be a risk to human health or the environment – associated with:
  - Lead in shallow soils around the existing buildings and at locations where former buildings have been removed; and
  - Accumulation of cadmium and zinc in soils from the repeated application of superphosphate across pastoral land.

The site is therefore classified as a 'piece of land' under Regulation 5(7) of the NESCS.

## 2.11 Ecology

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An Ecological Impact Assessment ('EclIA') has been prepared by EcoLogical Solutions and is included as **Appendix 1I** along with the Ecological Management Plan (**EMP**) for implementation across the wider site (**Appendix 1J**). This includes an assessment of existing terrestrial and freshwater ecosystems within the site.

## 2.12 Terrestrial Ecology

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The Ashbourne Development site largely dominated by exotic pasture, hedgerows, and exotic specimen trees. New planting has also been established within the margins of the Waitoa River

over a width of 5-10m along parts of the river with expected esplanade reserve to be vested in time via the subdivision process concurrent with this app and as per 'day zero' subdivision application. While the site is located within a Threatened Environment Classification 1 area, the site itself has minimal indigenous vegetation.

In terms of fauna and habitat, the wider site does not contain any high value habitat for threatened birds or lizards. Native birds observed on site were all considered 'Not Threatened', and no lizards were detected during habitat surveys. Surveys confirm that the site is used for commuting and foraging by long-tailed bats, predominantly along the Waitoa River corridor, where the eastern margin of the River is located within the site. Taking a precautionary approach we have highlighted an area that would be suitable for lizard relocation should this be required south west of the wider subject site.

### 2.13 Freshwater Ecology

The EclA has identified a number of freshwater ecology features within the wider Ashbourne Development site, as shown in **Figure 3** below. As illustrated, there are no freshwater features including wetlands located within the Ashbourne Residential site.

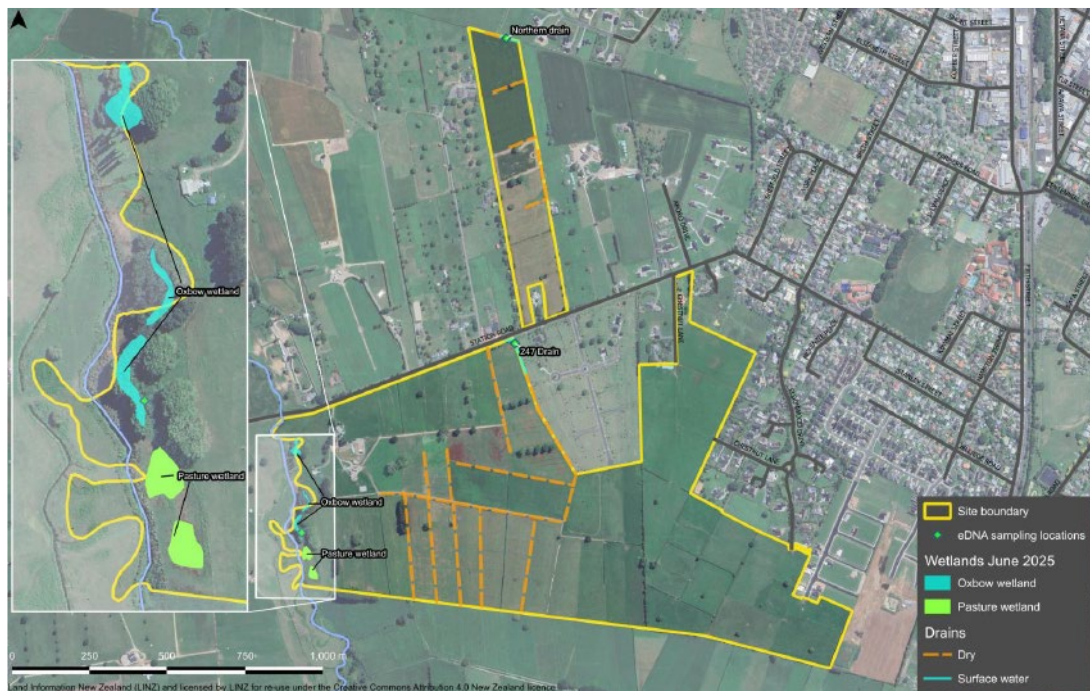
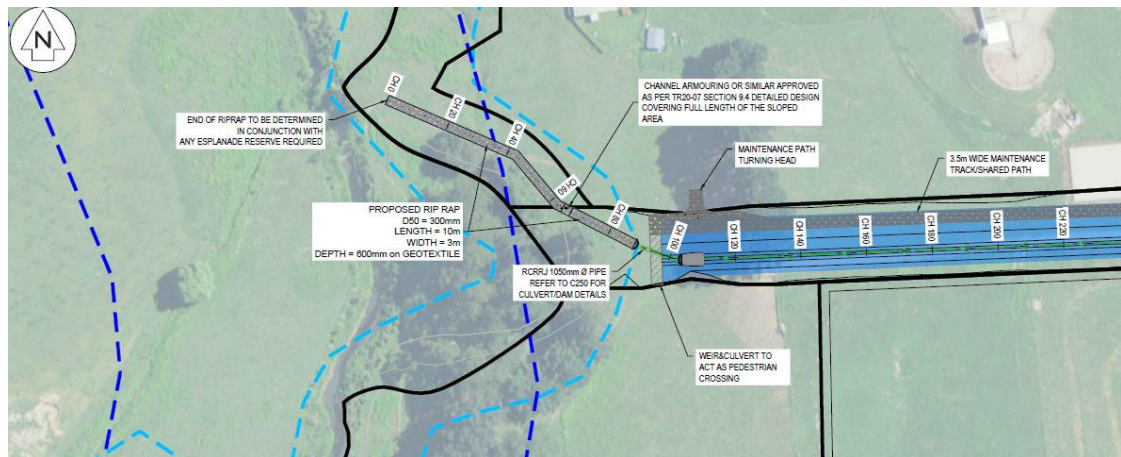


Figure 4: Freshwater ecology features on the Ashbourne Development site. Source: EcoLogical Solutions.





- Discharge of stormwater to ground and to water.

More comprehensive descriptions on specific aspects of the proposal are set out in the specialist reports and plans accompanying the **Volume 5** application, and the following reports and plans from **Volume 1**:

- Cultural Impact Assessment – **Appendix 1H**;
- Assessment of Ecological Effects – **Appendix 1I**;
- Land Use Capability Classification Assessment – **Appendix 1L**;
- Geotechnical Investigation Report – **Appendix 1M**;
- Hydrogeological Assessment – **Appendix 1N**;
- Transportation Assessment – **Appendix 1P**; and
- Urban Design Assessment – **Appendix 1Q**.

For completeness, approval is sought under s42(4) of the FTAA for a resource consent that would otherwise be applied for under the Resource Management Act 1991.

## 3.2 Subdivision Layout and Design

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This section of the application and the subdivision scheme plans prepared by Maven Associates included in **Appendix 5F** is provided in accordance with Clause 8)1) of Schedule 5 of the FTAA in respect of the proposed subdivision of the Site.

### 3.2.1 Urban Design Overview

The overall design rationale for the Ashbourne development is to create a high amenity residential development that responds positively to the rural character of Matamata, while providing legibility and connection to the wider area. The design is underpinned by principles of connectivity and movement, urban form and amenity. The design vision and principles are discussed further in the Urban Design Assessment included as **Appendix 1Q** and can be summarised as follows:

- Create an inclusive, mixed-use community with a clear identity, blending residential, retirement, commercial and ecological uses cohesively while respecting Matamata's rural context;
- Ensure design cohesiveness through the integration of a clear and intuitive spatial structure that prioritises walking, cycling, and accessibility for all ages and mobility levels;
- Enhance and protect existing natural features and incorporate planting and ecological corridors, in particular the proposed greenway

### 3.2.2 Subdivision Overview

As detailed on the scheme plans in **Appendix 5F**, the proposal involves the creation of the following lots:

- 518 vacant residential lots (staged);
- One neighbourhood centre super lot;
- Five local purpose reserves (stormwater); and

- Lots containing the associated roading and pedestrian network.



**Figure 5: Overall Development Plan. Source: Maven**

The proposed lots to be created through each stage are identified on the scheme plan and are summarised in Table 2 below. The following sections below provide an overview of the types of lots to be created through the subdivision.

**Table 2: Lots to be created through the Subdivision**

Stage	Lot Type	Lot Numbers
1A	Residential Freehold	Lots 1-15, 52-61, and 65-68
	Local Purpose Reserve (Stormwater)	Lots 4001 and 4002
	Jointly Owned Access Lots	Lot 3016
	Roads to Vest	Lots 3001
1B	Residential Freehold	Lots 16-30 and 54-56
	Roads to Vest	Lot 3544
1C	Residential Freehold	Lots 31-51, 57, and 62-64
	Roads to Vest	Lot 3033
2A	Residential Freehold	Lots 69-82, 107-112, and 123-132



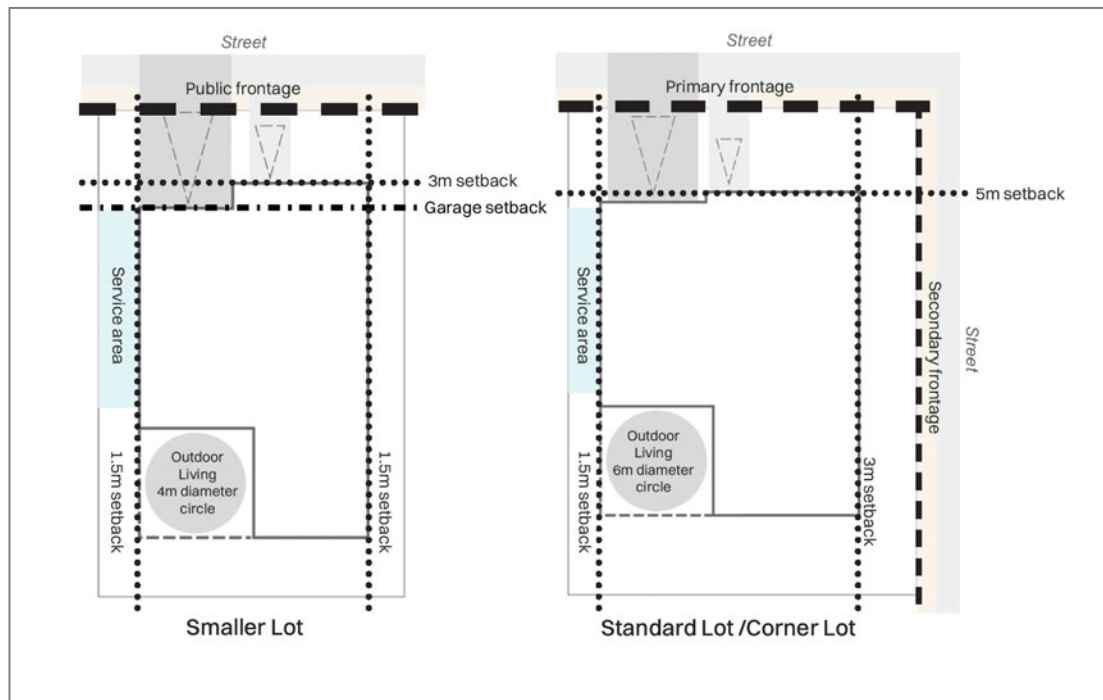
Stage	Lot Type	Lot Numbers
	Jointly Owned Access Lots	Lots 3017 and 3018
	Roads to Vest	Lot 3002
2B	Residential Freehold	Lots 104-106, 113-122, 133-145
	Roads to Vest	Lot 3003
2C	Residential Freehold	Lots 74-76, 83-103
	Roads to Vest	Lot 3034
3	Residential Freehold	Lots 146-217
	Local Purpose Reserve (Wastewater)	Lot 5001
	Local Purpose Reserve (Stormwater)	Lot 4003 (Greenway)
	Jointly Owned Access Lots	Lots 3019-3020
	Roads to Vest	Lots 3004 and 3005
	Balance Lot	Lot 6001
4	Residential Freehold	Lots 218-277
	Superlot (refer Section 3.2.4 below)	Lot 1002
	Recreation Reserve to Vest	Lot 1001
	Local Purpose Reserve (Access)	Lot 3030
	Roads to Vest	Lots 3006 and 3007
5	Residential Freehold	Lots 278-337
	Jointly Owned Access Lots	Lot 3021
	Roads to Vest	Lots 3008-3010
6	Residential Freehold	Lots 338-389
	Local Purpose Reserve (Access)	Lot 3031
	Jointly Owned Access Lots	Lot 3022
	Roads to Vest	Lot 3011
7	Residential Freehold	Lots 390-425 and 430-455
	Local Purpose Reserve (Stormwater)	Lot 4004
	Jointly Owned Access Lots	Lot 3023
	Roads to Vest	Lots 3012 and 3013
8	Residential Freehold	Lots 426-429 and 456-518
	Local Purpose Reserve (Stormwater)	Lot 4005
	Jointly Owned Access Lots	Lots 3024-3028
	Roads to Vest	Lots 3014 and 3015
	Local Purpose Reserve (Wastewater)	Lot 5002

### 3.2.3 Residential Freehold Lots

The site contains 518 residential freehold Lots across the site. In order to provide certainty for the decision-making authority, and future owners/developers of the proposed Lots, blanket resource consents are sought that apply the following development controls that are outlined in the Design Guidelines (refer **Appendix 5C**), as summarised below:

**Table 3: Proposed development controls for residential Lots**

Development Control	Smaller Lots – 450m <sup>2</sup> and under	Standard/Larger Lots – Over 450m <sup>2</sup>
Site coverage (maximum)	55%	45%
Front setback (minimum)	3m for the main dwelling	5m for the main dwelling (On a corner site one front yard may be reduced to 3.0m)
Garage Door Setback and Scale	<p>The garage door is located minimum 0.5m from the front building line of the dwelling.</p> <p>The garage door shall not cover more than 50% of the front façade of the dwelling that is visible at ground level from the transport corridor</p>	
Frontage Activation	At least one habitable room of the dwelling shall have a clear-glazed window facing the transport corridor. For corner and through sites this shall be required only on the frontage from which vehicular access is provided.	
All Other Setbacks (minimum)	1.5m	
Height in Relation to Boundary	3m + 45deg	
Permeability – Overall (minimum)	20%	
Permeability – Front Setback (minimum)	50%	
Permeability – Tree Planting (minimum)	Each dwelling unit shall be planted with at least one tree of 80L or greater within the front setback.	
Outdoor Living Area	50m <sup>2</sup> with 4m diameter circle	60m <sup>2</sup> with 6m diameter circle
Service Area	9m <sup>2</sup> with minimum width of 1.5m	10m <sup>2</sup> with minimum width of 1.5m
Fences and Walls	<ul style="list-style-type: none"> <li>Maximum height of a frontage fence is 0.9m with a minimum 50% visual permeability</li> <li>Maximum height of a frontage retaining wall is 1m</li> <li>Where the combined height of frontage fences and retaining walls exceeds 1.5m, retaining walls shall be designed in a terraced or stepped formation, with appropriate landscaping integrated between terraces</li> <li>Where the outdoor living area is adjacent to a public space or street, the maximum fence height is 1.5m and with a minimum 50% visual permeability.</li> </ul>	



**Figure 6: Example site layouts indicating development controls. Source: B&A**

The Residential Design Guidelines (RDG) provisions will be imposed as a land use consent condition. Provisions within the RDG have been based on the design standards required under the Residential Zone of the MPDP.

Building footprints have been shown on plans within the Engineering Drawings (refer **Appendix 5F**), ensuring that all proposed Lots are capable of containing a dwelling with appropriate levels of on-site amenity. Typology plans have additionally been provided as **Appendix 5A** to give an indication of anticipated typology designs to be constructed on the site. The indicative site plans for residential lots are not a final representation of the built form, and land use consent is proposed only to enable construction of buildings that comply with the development controls set out above.

The RDG will be implemented through the future development of the residential lots as follows:

(1) Site Layout

This section establishes mandatory development standards for freehold Lots that development must be in general accordance with. By setting clear standards, particularly for elements that impact streetscape and visual amenity, the standards ensure that Lots can accommodate dwellings at the anticipated density while maintaining a cohesive neighbourhood character.

(2) Architectural Design

This section is intended to inform a well-built urban environment rather than dictate the exact design, style and layout for each freehold Lot. This section sets out the evaluative framework for future development to be assessed against.

The intent of the matters set out in the Architectural Design section is to enable flexibility in design whilst encouraging diversity of design solutions that ensure a consistent quality of built form.

(3) Landscape Design

This section establishes landscaping standards for freehold Lots, with a combination of mandatory measures and suggested guidelines to ensure that the development is appropriately landscaped for on-site and streetscape amenity, with consistent elements creating a cohesive landscaped environment.

#### (4) Design Review Panel

Prior to the application for building consent, all designs on the freehold Lots must be reviewed and endorsed by a Design Review Panel established by the applicant, confirming that the design is in general accordance with the Design Guidelines. This will be done privately and offline from the Council process. This is a self imposed process that the applicant is committed on to ensure good urban design outcomes are reached.

### 3.2.4 Neighbourhood Centre Superlot

Superlot 1002 is intended to be the neighbourhood centre containing the commercial node illustrated in **Appendix 5B**, containing four commercial tenancies, a superette, café, and a childcare, along with associated open space and parking. This is referred to as Option 1.

To enable commercial flexibility, consent is also sought for Option 2, which proposes no commercial buildings, with 18 residential freehold Lots proposed. In addition to the 18 proposed Lots, two Jointly Owned Access Lots (Lots 3001-3002) are proposed, with a road reserve to be vested in Matamata-Piako District Council ('MPDC') (Lot 3003) which will include landscaping in order to maintain the same road layout.

To be clear, this application seeks to undertake either option 1 or 2 subject to the imposed conditions in the corresponding MPDC landuse consent. The applicant will be required, prior to development, to confirm which option it intends to undertake. Either outcome will deliver, in our view, adequate connectivity and open space on Lot 1001.

The two options as detailed in the MAVEN staging plans referred to above are detailed below:

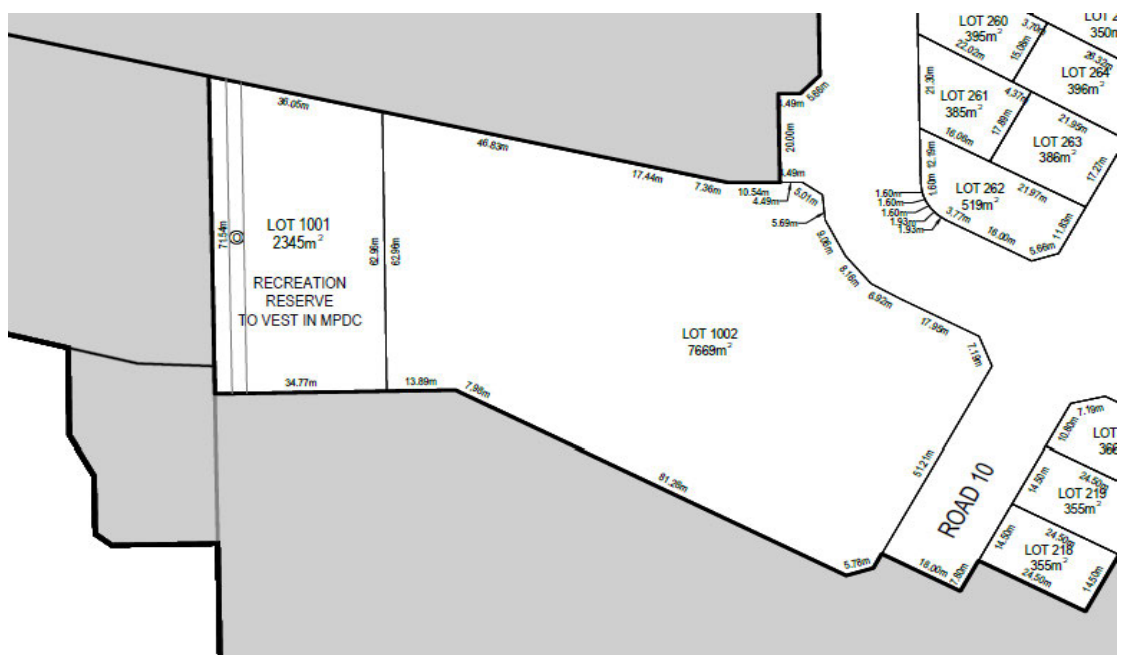


Figure 7: Superlot Option 1 - Commercial





**Figure 8: Superlot Option 2 - Residential**

### 3.2.5 Pedestrian Access Lots

As detailed on the Scheme Plan (**Appendix 5F**), two public accessways will be created through the subdivision, facilitating pedestrian and cycle access and permeability with the surrounding area. Accessway lots 3030 (159m<sup>2</sup>) and 3031 (123m<sup>2</sup>) will be vested with MPDC.

### 3.2.6 Jointly Owned Access Lots

As detailed on the Scheme Plan, 12 Jointly Owned Access Lots (JOALs) will be created to provide rear loaded access to a number of lots created by the subdivision. JOALs range in size depending on the number of lots they are serving and will be held in un-divided shares by the owners of the relevant lots.

### 3.2.7 Roads to Vest

The roads constructed throughout the subdivision will be vested in Matamata Piako District Council. The roads to vest for each stage and sub-stage are detailed on the Scheme Plan and are identified as Lots 3001-3015, 3033, 3034, and 3544. Further details on the roading network to be delivered is set out in section 3.5 below.

### 3.2.8 Recreation Reserve

As detailed on the Scheme Plan, the proposal includes the creation of one neighbourhood park (Lot 1011) that will vest in MPDC as a Recreation Reserve and is 2,345m<sup>2</sup> in area. The park is co-

located with the local purpose stormwater reserve (Greenway) to provide a continuation of outdoor amenity areas across the development.

The park includes key amenities that will align with the indicative provisions of a neighbourhood park, with open green space for informal games and active recreation. Specimen planting is proposed as per the Landscape Drawings (**Appendix 5D**), contributing to the parks aesthetic appeal and ecological value. Additionally, a pedestrian pathway facilitates movement through the space, providing connection to the commercial superlot to the east and greenway to the west, enhancing accessibility and connectivity for residents.

### 3.2.9 Local Purpose Reserves

As detailed on the Scheme Plan the proposal involves the creation of five Local Purpose (Stormwater) Reserves. The reserves include Lots 4001-4005 and are a range of sizes with varying purposes, as set out below:

Lot	Size	Stage	Purpose
4001	7,492m <sup>2</sup>	1A	Stormwater Basin A
4002	1,073m <sup>2</sup>	1A	Stormwater Basin A
4003	38,560m <sup>2</sup>	3	Greenway
4004	5,080m <sup>2</sup>	7	Stormwater Basin C
4005	8,329m <sup>2</sup>	8	Stormwater Basin D

Stormwater Basins will contain public stormwater dry basins to service the subdivision, along with the Greenway which will contain public stormwater overflow discharging to the Waitoa River. Further details of these are provided in Section 3.6.1 below, and within the Stormwater Management Plan (**Appendix 5I**).

In addition to stormwater reserves, two Local Purpose Reserves are proposed for wastewater (Lots 5001 and 5002). These Lots will contain wastewater pump stations to service the subdivision. Further details are provided in Section 3.6.2 below, and within the Infrastructure Report (**Appendix 5F**).

### 3.2.10 Balance Lot

One balance lot is proposed in Stage 3 (Lot 6001), to provide access space to the southern solar farm addressed in **Volume 3** of this application.

## 3.3 Ashbourne Greenway

The Ashbourne Greenway is an engineered stormwater management corridor that connects from the Ashbourne residential development, to the Waitoa River for discharge. The Greenway is proposed to be a low-flow channel during rainfall events to assist in the overall stormwater strategy, attenuating for events greater than the 10% Annual Exceedance Probability.

The engineering design of the Ashbourne Greenway is provided in **Appendix 5F**, and is supported by the Landscape Visual Assessment (**Appendix 5E**).

A shared pathway is proposed alongside the Ashbourne Greenway, the extent and width will be confirmed at engineering design approval and subject to agreement with MPDC council.

### 3.4 Engineering Design for Roothing, Infrastructure and Utilities

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This application is supported by a sufficient level of engineering design. The Engineering Drawings and the Infrastructure Report, in addition to the supporting Management Plans, provide sufficient detail to understand the proposed land use and subdivision activities.

The Infrastructure Report outlines the development's design, covering key aspects such as earthworks and retaining, roading, stormwater, wastewater, and water supply, along with supporting calculations. These documents confirm that the proposed infrastructure and roading network will adequately service the development and have been designed in accordance with relevant guidelines and standards.

Overall, the engineering drawings and Infrastructure Report define the scope of the proposed activities and anticipated development outcomes. Sufficient land has been allocated for vesting in the Council to accommodate transport, stormwater, and wastewater infrastructure.

Following approval under the FTAA, Engineering Plan Approvals (EPA) will be prepared and submitted in general accordance with the consent conditions and approved plans. At this stage, detailed engineering design, calculations, and plans will be provided to Council for review, ensuring compliance with relevant standards.

### 3.5 Roothing Layout and Design

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#### 3.5.1 Overview

Access to the Ashbourne residential development will be provided by the construction of a new intersection to Peakedale Drive, and the construction of a spine road connecting this intersection with a new intersection onto Station Road.

The proposed roading layout and design is shown on the application plans and is summarised below. This section should be read in conjunction with the Integrated Transport Assessment (**Appendix 1P**) and Urban Design Report (**Appendix 1Q**).

#### 3.5.2 New Roads

The layout of proposed roads generally align with the provisions of the Eldonwood South Structure Plan Area, with a connection provided into Peakedale Drive and connections made available into future roads enabled by the subdivision currently being undertaken by Pippins Development Limited to the east of the site.

While only one public connection is made to Station Road, with the second connection being the existing Highgrove Avenue. The proposal **does not include connection** into Highgrove Avenue. Consultation with Highgrove stakeholders has confirmed that this is not something that is desired. Notwithstanding, the general layout of the spine roads has been maintained in the proposal, as illustrated in **Figure 9** and **Figure 10** below.



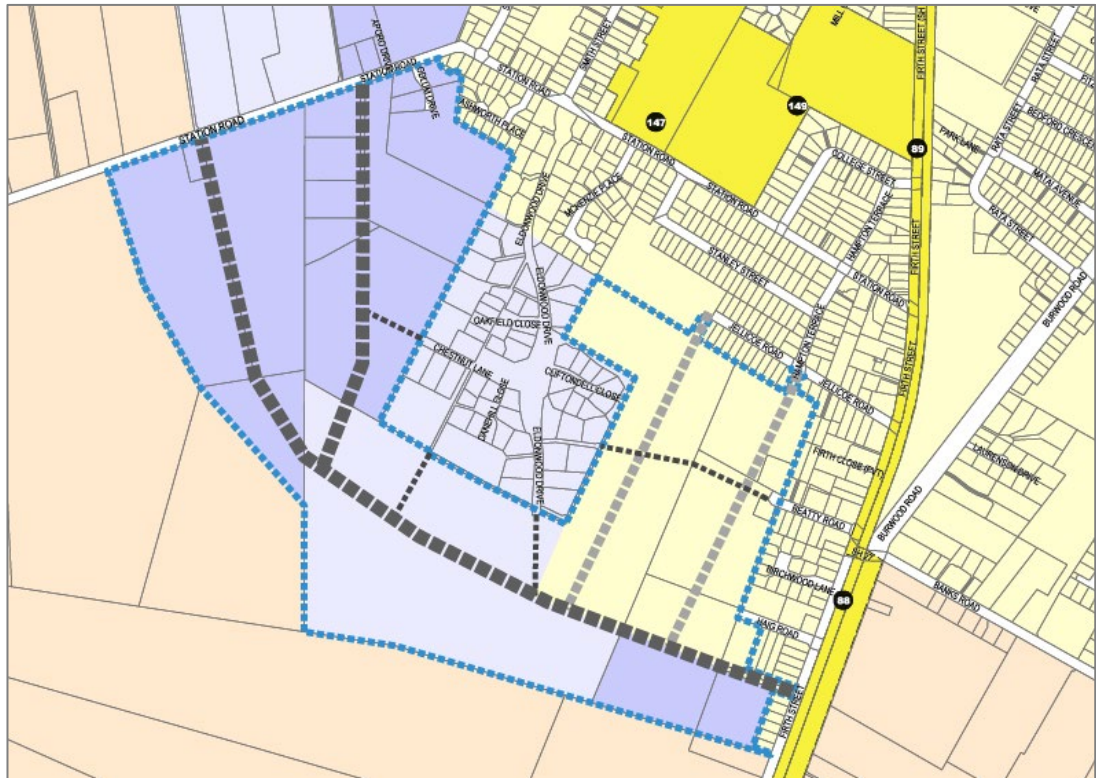


Figure 9: Eldonwood South Structure Plan Area. Source: MPDC



Figure 10: Proposed Ashbourne Residential Development Masterplan. Source: Maven



A condition of consent is proposed in **Appendix 5O** that the detailed designs for all public roads will be approved by Council at EPA stage.

### 3.5.3 Intersections

The proposal involves a total of 29 intersections throughout the Site, with six formed as cross-roads intersections and 23 as T-intersections. Detailed design of these intersections will be provided at EPA detailed design stage. Concept design details are shown on Drawing Packs C300, C320, C340 and C360 in **Appendix 5F**.

### 3.5.4 Pedestrian Network

The proposed scheme allows for a legible and well-connected pedestrian network. Footpaths at 1.8m wide are proposed in the road reserves as well as dedicated pedestrian accessways to the wider area, increasing the permeability of the pedestrian network. A 3.9m wide recreational path is proposed along the full length of the Greenway. A condition of consent is proposed that the designs for all pedestrian accessways will be approved by Council at EPA detailed design stage.

### 3.5.5 Vehicle Crossings & Parking

Vehicle crossings and parking to service the proposed residential lots will be determined at the future Building Consent stage when the dwelling design, orientation and driveway locations are known.

## 3.6 Infrastructure and Utilities

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The following details the proposed stormwater, wastewater, potable water supply and utilities servicing for the development which should be read in conjunction with the application drawings and Infrastructure Report attached as **Appendix 5F**.

### 3.6.1 Stormwater

A new public stormwater network is proposed to service the proposed subdivision. This will be established through a series of stormwater dry basins, raingardens within road reserves, and individual soakage devices within individual lots. The proposed stormwater design incorporates:

- The construction of individual soakage devices within residential lots, sized to accommodate future impervious surface, shall be provided for at building consent stage;
- Road runoff will be filtered and attenuated through raingardens and associated soakage trenches within the road reserve to attenuate up to the 10% AEP storm event; and
- Flows from storm events greater than the 10% AEP will be conveyed via roadways and secondary flow paths to the stormwater dry basins for each catchment. Dry Basins A, C, and D will discharge stormwater at a controlled rate through soakage to the ground. Basin B will discharge stormwater at a controlled rate to the proposed Greenway, which will control flows and treat water prior to eventual point discharge to the Waitoa River.

Detailed information is available in the Stormwater Management Plan (**Appendix 5I**) and Infrastructure Report (**Appendix 5F**).

### 3.6.2 Wastewater

As detailed on the Engineering Drawings and Infrastructure Report, a new public wastewater network is proposed to service the subdivision. This will be established through an extension of the existing public wastewater lines and the installation of two wastewater pump stations during Stage 3 and Stage 8 of the subdivision. Detailed design of the wastewater reticulation will be undertaken in accordance with the Matamata Piako Development Manual for engineering design and construction as part of the future Engineering Plan Approval applications.

### 3.6.3 Potable Water Supply

Each residential lot will be provided with a connection to a potable water supply through an extension to the public network, as detailed on the Engineering Drawings and Infrastructure Report. Detailed design will be undertaken in accordance with the Matamata Piako Development Manual for engineering design and construction as part of the future Engineering Plan Approval applications.

### 3.6.4 Utilities

Preliminary discussions with service providers indicate that there is sufficient capacity within the respective power supply and telecommunication networks to service the proposed subdivision and future land use development. In relation to utilities:

- Power reticulation will be provided for all lots by an extension of the existing reticulation in the surrounding network. The extension and any upgrades will be designed by PowerCo;
- Telecommunication reticulation will be provided for all lots by an extension of the existing reticulation in the surrounding road network; and
- Natural gas is not proposed.

## 3.7 Vegetation Management

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As noted in the Landscape Assessment (**Appendix 5E**), there is limited vegetation present on the site, being predominantly pasture with some standalone trees. All existing vegetation is proposed to be removed as part of the works. This section sets out proposed vegetation across the site.

### 3.7.1 Streetscape Planting

Planting is proposed within the berms of the road reserves and pedestrian accessways proposed throughout the subdivision. The landscaping is illustrated on the Landscaping Drawings prepared by Greenwoods Associates (**Appendix 5D**).

The streetscape is proposed to consist of grass berms with tree planting, with twelve tree species being proposed for the street network to provide variance across the streetscape. Shrubs are proposed within raingardens within the berm.

### 3.7.2 Stormwater Dry Basin Planting

Stormwater dry basins are proposed to be fully grassed with no shrubs on the slopes or upper bench. A pedestrian pathway is proposed around the dry basins, with a row of trees at the perimeter of these basins at their interfaces with adjacent properties.

### 3.7.3 Neighbourhood Park Planting

An open space area is proposed between the Commercial Node and the Greenway, proposed to incorporate a small playground area with specimen trees and buffer planting, along with an open area of lawn for informal recreation.

### 3.7.4 Greenway Planting

It is proposed to fully vegetate the Ashbourne greenway, with the only break in vegetation occurring where a walking and cycle track and access points are located. The native planting acts as a vegetated drainage basin, with associated channel and riparian planting either side of this planting.

## 3.8 Construction Methodology

This assessment is supported by the Construction Management Plan included as **Appendix 5H**.

### 3.8.1 Construction Phasing

Due to the extent of the project, it is proposed to be delivered in eight stages, with development phasing from the east to west initially, and later stages extending to the north of the site. Infrastructure will be delivered within each stage, with infrastructure staging set out in drawing set C131 of the Engineering Drawings included as **Appendix 5F**. Earthworks are proposed to be undertaken in three stages, with appropriate erosion and sediment controls proposed as set out in the Earthworks Management Plan (refer **Appendix 5G**).

### 3.8.2 Enabling Works

Enabling works will be carried out prior to the commencement of each stage of earthworks. These works will include removing any vegetation within the earthwork's extent and stripping and stockpiling of topsoil. Note that all existing vegetation on the site is proposed to be removed to facilitate the development.

### 3.8.3 Earthworks and Erosion and Sediment Control

The proposed earthworks will be carried out over a total area of 45.39ha. As set out in Section 3.8.1, the earthworks will be completed over three stages, as follows:

	Stage 1	Stage 2	Stage 3
<b>Earthworks Area</b>	9.99ha	21.18ha	14.22ha
<b>Total Cut</b>	76,415m <sup>3</sup>	152,928m <sup>3</sup>	9,018m <sup>3</sup>
<b>Total Fill</b>	19,285m <sup>3</sup>	60,619m <sup>3</sup>	138,031m <sup>3</sup>
<b>Balance</b>	55,201m <sup>3</sup> (Cut)	86,247m <sup>3</sup> (Cut)	142,816m <sup>3</sup> (Fill)
<b>Topsoil Strip</b>	29,963m <sup>3</sup>	63,535m <sup>3</sup>	42,658m <sup>3</sup>

### 3.8.4 Erosion and Sediment Control

Erosion and sediment control measures will be installed prior to any works occurring on the site to minimise adverse effects associated with the discharge of sediment into the receiving environment. The receiving environment in this instance is the Waitoa River.

Erosion and sediment controls measures will be established prior to commencement of works. A draft Earthworks Management Plan for the project has been included with this application, refer **Appendix 5G**.

### 3.9 Construction Controls and Noise/Vibration

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#### 3.9.1 Cultural Monitoring

To address the recommendations received in the CIA (**Appendix 1H**), the opportunity for cultural monitoring by representatives of relevant mana whenua will be made available. This will include site monitoring inspections at the commencement of works, during works, and at the conclusion of works, and is provided for within the proposed conditions of consent (refer **Appendix 5O**).

#### 3.9.2 Noise and Vibration

A Construction Noise and Vibration Assessment has been prepared by Styles Group (refer **Appendix 5K**). The report concludes that tree works are anticipated to exceed permitted noise standards for three receivers, as follows:

Address	Noise Limits During Tree Work
6 Odlum Drive	75 dB L <sub>a10</sub> and 90 dB L <sub>Amax</sub>
8 Odlum Drive	75 dB L <sub>a10</sub> and 90 dB L <sub>Amax</sub>
18 Eldonwood Drive	72 dB L <sub>a10</sub> and 87 dB L <sub>Amax</sub>

The report concludes that the construction of the development is otherwise anticipated to comply with permitted noise standards for all receivers.

#### 3.9.3 Draft Management Plans

High-level draft Construction Management Plan and Earthworks Management Plan have been included with the application (refer **Appendix 5H** and **Appendix 5G** respectively) to provide an overview of the typical measures contractors will implement to manage adverse effects associated with earthworks and construction activities. A Construction Noise and Vibration Management Plan has additionally been prepared (refer **Appendix 5L**) which provides an overview of mitigation and management measures to appropriately manage construction noise and vibration.

In addition, a draft Ecological Management Plan ('EMP') (refer **Appendix 1J**) has been prepared for the wider Ashbourne Development site to manage potential ecological effects during construction. In particular, the EMP sets out the management of birds, bats, lizards, and fish for each component of the development i.e. residential, solar, retirement etc.

### 3.10 Summary of Monitoring and Mitigation Measures

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There are several proposed conditions of consent with corresponding management plans contained within the relevant resource consents to adequately mitigate any potential adverse effects on persons and the environment, in the immediate vicinity. The mitigation measures, specifically those which address ecological, three water infrastructure, and reverse sensitivity effects are outlined in **Volume 1**.



### 3.11 Other activities

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This section is provided in accordance with Clause 5(1)(e) of Schedule 5 of the FTAA.

For completeness, the following is noted:

- The establishment of a Retirement Village and Aged-Care Hospital is addressed in **Volume 4** of this application; and
- The construction of two solar farms is addressed in **Volume 3** of this application.

There are no other activities that form part of the proposal to which this consent application relates.

### 3.12 Other Approvals Required

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This section is provided in accordance with Clause 5(1)(f) of Schedule 5 of the FTAA.

A wildlife approval is being applied for under the Wildlife Act 1953 and will be sought separately to this FTAA application. No other approvals are required as part of the Ashbourne Retirement Village. The permit is being sought on a precautionary basis in case lizards are found prior to earthworks commencing. Consultation with DOC is underway.

### 3.13 Proposed Conditions of Consent

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In accordance with clause 5(1)(k) of Schedule 5 of the FTAA, the proposed conditions of this consent are attached as **Appendix 5O**.

## 4.0 Approvals Required

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In accordance with Section 42(4)(a) this application is seeking approval for a resource consent that would otherwise be applied for under the RMA.

In summary, consent is required under the provisions of the NESCS, Waikato Regional Plan ('WRP'), and MPODP as identified below. A full activities and standards assessment is included as **Appendix 5M**.

### 4.1 National Environmental Standards

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Resource consents required under the NESCS in accordance with clause 5(1)(f) of Schedule 5 of the Act are as follows:

- The proposal includes land disturbance that does not meet the requirements for a permitted activity under Regulation 8 and is a **Controlled Activity** under Regulation 9(1).

For completeness, all NES have been considered and assessed to determine whether resource consent is required, as outlined in **Table 4**.

**Table 4: Assessment of National Environmental Standards.**

National Environmental Standard	
National Environmental Standards for Air Quality 2004	This is <b>not applicable</b> as no specific consents relating to this standard are required for the project.
National Environmental Standards for Sources of Drinking Water 2007	This is <b>not applicable</b> as the project will not affect sources of drinking water.
National Environmental Standards for Electricity Transmission Activities 2009	This is <b>not applicable</b> as the project does not provide for high voltage transmission lines.
National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011	This is <b>applicable</b> and consent is required as a controlled activity under Regulation 9(1).
National Environmental Standards for Telecommunications Facilities 2016	This is <b>not applicable</b> as the proposal does not seek consent for telecommunications facilities.
National Environmental Standards for Plantation Forestry 2017	This is <b>not applicable</b> as the proposal does not relate to plantation forestry.
National Environmental Standard for Freshwater 2020	This is <b>not applicable</b> as the proposal does not relate to freshwater bodies.
National Environmental Standard for Marine Aquaculture 2020	This is <b>not applicable</b> as the proposal does not relate to marine aquaculture.
National Environmental Standard for Storing Tyres Outdoors 2021	This is <b>not applicable</b> as the proposal does not provide for the storage of tyres.

## 4.2 Waikato Operative Regional Plan

Resource consents required under the WRP in accordance with clause 5(1)(f) of Schedule 5 of the Act are as follows:

- The proposed temporary groundwater take for the construction of the greenway and associated wet well pumpstations and WW trenching is a **Discretionary Activity** under Rule 3.3.4.24.
- The discharge of water or sediment-laden water from temporary dewatering activities is not otherwise provided for in the WRP, and is **Discretionary Activity** under Rule 3.5.4.5.
- The proposed discharge of stormwater into water will not comply with Rule 3.5.11.4, however will comply with the Controlled Activity Standards, and is a **Controlled Activity** under Rule 3.5.11.7.
- The proposal includes off stream damming that does not comply with Rule 3.6.4.4, however will comply with the Controlled Activity Standards, and is a **Controlled Activity** under Rule 3.6.4.9.
- The proposal requires the diversion of existing farm drains into the proposed Ashbourne Greenway that does not comply with Rule 3.6.4.8, and is a **Discretionary Activity** under Rule 3.6.4.13.
- The proposal requires damming of surface water flows that are not otherwise provided for, and is a **Discretionary Activity** under Rule 3.6.4.14.

- The proposal includes drilling below the water table that does not comply with Rule 3.8.4.6, however will comply with the Controlled Activity Standards, and is a **Controlled Activity** under Rule 3.8.4.7.

### 4.3 Matamata-Piako Operative District Plan

Resource consents required under the MPODP in accordance with clause 5(1)(f) of Schedule 5 of the Act are as follows:

- Resource consent is sought for future dwellings within the proposed residential lots, which is a **Non-Complying Activity** in the Rural and Rural-Residential Zones under Rule 2.2.3.2.
- Resource consent is sought for commercial tenancies for all activities identified in Activity Table 2.2.8.1-2.2.8-5<sup>1</sup> within the Commercial Node. These activities are a **Non-Complying activity** in the Rural-Residential Zone.
- Resource consent is sought for commercial tenancies for veterinary clinics within the Commercial Node that is in the Rural-Residential Zone, which is a **Discretionary activity** in the Rural-Residential Zone under Activity Table 2.2.8.6.
- Resource consent is sought for commercial tenancies for childcare facilities for greater than 10 pupils within the Commercial Node, which meet the definition of educational facilities, and is a **Discretionary activity** in the Rural-Residential Zone under Rule 2.2.2.2.
- The proposed subdivision does not comply with performance standards 6.2.3, 6.2.4, and 6.2.8, and is a **Non-Complying activity** under Rule 6.3.5(iv).
- The proposal includes subdivision of sites containing high quality soils which is not listed in Activity Table 6.1.4, and is a **Non-Complying activity** under Rule 2.1.5.
- The proposed subdivision does not comply with requirements under 9.2.2 of the ESPP as required by Performance Standard 6.3.3. This is a **Non-Complying activity** under Rule 6.3.3(iii).
- The proposal includes secondary flow paths directed through proposed private road corridors which is a **Restricted Discretionary activity** in the Rural Zone under Rule 8.5.1.12.
- The proposal includes new public roads, service lanes, cycleways, walkways, and public car parks, as part of the subdivision and is a **Restricted Discretionary activity** under Rule 8.6.2.1 and 9.1.2(v)(a)(c).
- The proposal includes vehicle crossings which do not comply with performance standards 9.1.2(iv)(a) (i) – (iii). This is a **Restricted Discretionary activity** under Rule 9.1.2.3.7.
- The proposal includes vehicle accesses which do not comply with performance standards 9.1.2(viii)(a)(ii). This is a **Discretionary activity** under Rule 9.1.2(viii)(b).
- Resource consent is sought for future dwellings within the proposed residential freehold lots which do not comply with the following development controls for the Rural Zone and Rural-Residential Zone. This is a and is a **Restricted Discretionary** under Rule 1.2.1(i)(b):

<sup>1</sup> Activities include 2.2.8.1 Commercial services, 2.2.8.2 Medical facilities, 2.2.8.3 Offices, 2.2.8.4 Retailing, and 2.2.8.5 Service stations.

- Front yard setbacks up to 3m and 5m<sup>2</sup>, which do not meet the minimum required setback of 25m or 15m in the Rural Zone required under Rule 3.2.1(iii).
- Front yard setbacks up to 3m and 5m, which do not meet the minimum required setback of 10m in the Rural-Residential Zone required under Rule 3.2.1(iii).
- Side yard setbacks up to 1.5m, which do not meet the minimum required setback of 10m in the Rural Zone required under Rule 3.2.1(iii).
- Side yard setbacks up to 1.5m, which do not meet the minimum required setback of 5m in the Rural-Residential Zone required under Rule 3.2.1(iii).
- Building coverage up to 45% and 55%<sup>3</sup> for all buildings, which do not comply with the maximum building coverage requirements under Rule 3.2.2.

#### 4.4 Associated Permitted Activities

The following relevant activities are associated with the establishment of the residential subdivision and fall within the permitted activity status of the Waikato Regional Plan and Matamata Piako Operative District Plan.

**Table 5: Permitted Activities under the WRC and MPODP.**

Relevant Rule/Regulation	Comments
<b>Waikato Regional Plan</b>	
<b>3.5 Discharges</b>	
3.5.11.5 Permitted Activity Rule – Discharge of Stormwater Onto or Into Land	<p>Discharge of stormwater to land is proposed for Residential Lots and to manage stormwater for proposed roads up to the 10% AEP. Overland flow is proposed only for events equivalent to or exceeding the 10% AEP event, with overland flow directed to dry basins for temporary detention.</p> <p>Discharge of stormwater to land is therefore anticipated to comply with permitted activity standards. Refer to the Infrastructure Report (Appendix 5F) and Stormwater Management Plan (Appendix 5I) for further details.</p>
<b>4.2 River and Lake Bed Structures</b>	
4.2.5.1 Permitted Activity Rule – Existing Lawfully Established Structures	<p>Several existing structures in the form of existing farm drains will be modified and used as part of this proposal, to divert discharge from these channels to the Waitoa River via the Ashbourne Greenway. Erosion and sediment controls will be implemented as set out in the Earthworks Management Plan (Appendix 5G), and the activity is anticipated to comply with permitted standards.</p>

<sup>2</sup> Dependent on the lot size. A minimum front yard setback of 3m is proposed to apply to lots less than 450m<sup>2</sup> and a minimum front yard setback of 5m is proposed to apply to lots greater than 450m<sup>2</sup>.

<sup>3</sup> Dependent on the lot size. A maximum site coverage of 45% is proposed to apply to lots greater than 450m<sup>2</sup> and a maximum site coverage of 55% is proposed to apply to lots less than 450m<sup>2</sup>.



Relevant Rule/Regulation	Comments
4.2.9.2 Permitted Activity Rule – Culverts for Catchments Not Exceeding 100 Hectares	<p>Existing culverts will be utilised where applicable across the site. All catchments within the residential site are less than 100ha, and are anticipated to comply with permitted activity conditions. The use of culverts is therefore a permitted activity.</p> <p>For completeness, it is noted that the use of culverts on the southern solar farm have a catchment exceeding 100ha, and consent is sought for this in Volume 3 of this application.</p>
4.2.10.1 Permitted Activity Rule – Discharge and Intake Structures	A discharge structure is proposed into the Waitoa River from the Ashbourne Greenway that is anticipated to comply with permitted activity standards, and is therefore a permitted activity under Rule 4.2.10.1.
<b>5.1 Accelerated Erosion</b>	
5.1.4.11 Permitted Activity Rule – Soil Disturbance, Roading and Tracking and Vegetation Clearance	Earthworks activities will be carried out in accordance with appropriate Management Plans, as outlined in the Infrastructure Report, included as <b>Appendix 5F</b> , and are anticipated to comply with permitted activity standards. However, given the extent of the project, as a matter of conservatism consent is sought under Rule 5.1.4.13 below.
<b>5.2 Discharges Onto or Into Land</b>	
5.2.5.7 Permitted Activity Rule – Discharge of Small Volumes of Sediment and Vegetation from within or surrounding Lawfully Established Structures or Artificial Watercourses	It is anticipated that some clearing of debris from existing farm drains will be required that may result in discharge of sediment or vegetation, which is anticipated to comply with permitted activity standards. Therefore, this is a Permitted Activity.
5.2.9.1 Permitted Activity Rule – Use of Dust Suppressants	As outlined in the Construction Management Plan and Earthworks Management Plan ( <b>Appendix 5G and 5H</b> ), dust management measures will be applied throughout earthworks that will comply with permitted activity standards. Therefore, the use of dust suppressants is a permitted activity.
<b>6.2 The Discharge of Agrichemicals into Air</b>	
6.2.4.8 Permitted Activity Rule – Spot Spraying Using Hand Held Spray Equipment	Any spot spraying required will comply with permitted activity standards
6.2.4.9 Permitted Activity Rule – Widespread Application of Agrichemical(s)	As outlined in the Infrastructure Report and associated Management Plans, chemical treatment will be utilised during earthworks which is anticipated to comply with permitted activity standards.
<b>Matamata-Piako Operative District Plan</b>	
<b>1.1.1 General</b>	

Relevant Rule/Regulation	Comments
1.4 Demolition of buildings and structures except those outlined in Schedules 1, 2 and 3	Any structures on site will be demolished, and no scheduled buildings or structures are contained on the site
<b>8.1.1 Telecommunications</b>	
1. Underground telecommunications lines	New underground telecommunications lines will be laid to service all Lots. Refer to the Infrastructure Report for further details.
<b>8.2.1 Electricity Transmission and Distribution Activities</b>	
1. Underground electrical cables and ancillary electrical equipment	New underground electrical cables are proposed to service all Lots. Refer to the Infrastructure Report for further details.
<b>8.5.1 Water, Wastewater, and Stormwater</b>	
1. Water, wastewater, and stormwater connections to public networks	Water, and wastewater connections to the public network will be provided. No public stormwater network is available in proximity to the site. Refer to the Infrastructure Report and Engineering Drawings for further details
2. Ventilation, drop shafts and manholes	Refer to the Infrastructure Report and Engineering Drawings for further details
3. Underground pipelines and fittings for the conveyance of water, wastewater, and stormwater	Refer to the Infrastructure Report and Engineering Drawings for further details
6. Wastewater pump stations	Three wastewater pump station is proposed on the site, which will be vested to MPDC.  Refer to the Infrastructure Report and Engineering Drawings for further details
10.1 Stormwater detention ponds and similar facilities to reduce stormwater runoff volume, flow, and contaminant loads prior to discharge, excluding: <ul style="list-style-type: none"> <li>rain gardens</li> <li>infiltration trenches</li> <li>wetlands</li> <li>domestic-scale on-site stormwater management and disposal systems</li> </ul>	Four stormwater detention ponds are proposed to manage stormwater runoff volume and flow.  Refer to the Infrastructure Report and Engineering Drawings for further details
10.2 Stormwater detention by means of: <ul style="list-style-type: none"> <li>Rain gardens;</li> <li>Infiltration trenches;</li> <li>Wetlands;</li> <li>All stormwater detention facilities and ponds on sites subject to a DCP</li> </ul>	Raingardens and infiltration trenches are proposed for stormwater detention within the road network.  Refer to the Infrastructure Report and Engineering Drawings for further details

Relevant Rule/Regulation	Comments
11. Domestic-scale on-site stormwater management and disposal systems. (See Waikato Regional Plan for consent requirements)	All stormwater is proposed to managed and disposed of on-site.  Refer to the Infrastructure Report and Engineering Drawings for further details
13. Water and irrigation races, open drains, and channels (not being secondary flow paths)	Refer to the Infrastructure Report and Engineering Drawings for further details

## 4.5 Overall Activity Status

Overall, the proposal requires assessment as a **Controlled activity** under the NESCS, a **Discretionary activity** under the WRP, and a **Non-Complying activity** under the MPODP.

## 5.0 Assessment of Effects

This section of the report is provided in accordance with Clauses 6 and 7 of Schedule 5 of the FTAA.

These provisions require an assessment of the actual or potential effects on the environment. Clause 6 sets out the information required in the assessment of environmental effects and this is included throughout this volume of the application as well as the Overview Report in **Volume 1**.

Clause 7 of Schedule 5 of the FTAA outlines the matters to be covered in the assessment of environmental effects. This includes:

- *Any effect on the people in the neighbourhood and, if relevant, the wider community, including any social, economic, or cultural effects:*
- *Any physical effect on the locality, including landscape and visual effects:*
- *Any effect on ecosystems, including effects on plants or animals and physical disturbance of habitats in the vicinity:*
- *Any effect on natural and physical resources that have aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations:*
- *Any discharge of contaminants into the environment and options for the treatment and disposal of contaminants:*
- *Any unreasonable emission of noise:*
- *Any risk to the neighbourhood, the wider community, or the environment through natural hazards or hazardous installations*

These matters are addressed in this section of the report below.

The existing environment, in particular the existing land uses and allotment areas of the subject site, as well as sites in the surrounding environment, are a relevant consideration to the proposal and are set out in **Section 2.3** above.

The activities which are permitted on the site under the MPODP, WRP, and NES are identified in **Section 4.4** above.

An assessment of actual and potential effects on people and the environment is set out below, as well as within the supporting specialist reports. It is considered that effects in relation to the following matters are relevant:

- Positive effects;
- Economic effects;
- Visual landscape and amenity effects;
- Subdivision design and layout;
- Construction effects;
- Contaminated land effects;
- Traffic effects;
- Infrastructure servicing effects;
- Stormwater and water quality effects;
- Flood hazard effects;
- Groundwater effects; and
- Ecological effects.

These matters are set out and discussed below. Contaminated land effects are assessed in **Volume 2** of the AEE.

## 5.1 Positive Effects

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The development accords with the purpose of the FTAA to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. The development will result in significant public benefit through the creation of a significant number of housing allotments, with the delivery of the allotments being accelerated through the FTAA process in comparison to a 'conventional' consenting process. Furthermore, the proposal is considered to result in additional positive effects, including:

- The proposed subdivision is an efficient use of land, where 518 vacant residential lots, a commercial superlot (noting option 'B' also), seven local purpose reserves (stormwater and wastewater), one open space lot, and a supporting roading and pedestrian network will be created. The subdivision will allow for future development that is considered appropriate for the anticipated development in the wider area, and will significantly contribute to meeting the demand for housing in the Matamata area in an appropriate location and density;
- The proposed reserves will provide a mixture of functional and useable open space that will create ongoing positive social and ecological benefits for the Matamata community;
- The wider Ashbourne development incorporates a Retirement Village and two Solar Farms, which will further provide an appropriate mix of housing and a renewable energy source for approximately 8,000 homes for which this application integrates with;
- The proposed layout and road network provides for a walkable design, with good legibility and the opportunity for active and recreational uses;



- The proposed roading broadly aligns with the locations envisioned in the Eldonwood South Structure Plan, and will provide a high level of safety, access, permeability, and efficiency for all travel modes;
- The proposed earthworks will provide a suitable and stable ground contour for future development that is free of flood and instability hazards;
- The proposed Ashbourne Greenway will create a high-amenity active use corridor, while providing for safe and efficient discharge of stormwater;
- The proposed planting along the Greenway and along the riparian margins of Waitoa River will create positive ecological effects and will enhance an existing low value ecological area with high ecological value, which will benefit the wider catchment and receiving environment.

## 5.2 Economic Benefits

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The economic benefits associated with the residential development are addressed in the Overview Report in the context of the full proposal. The assessment below focuses on the effects of the residential subdivision, commercial node, and greenway specifically.

As detailed in the Economic Report prepared by Insight Economics (**Appendix 1K**), the proposal will deliver a number of positive effects, as summarised below:

- In the initial construction phase, the proposal is anticipated to carry a total development cost of approximately \$359million. The employment benefits are quantified in the Overview Report;
- The Commercial Node is not anticipated to have an adverse effect on the role, function, health, or vitality of existing commercial areas within the town centre, noting that over 73,000m<sup>2</sup> of commercial GFA is contained within the town centre, with the proposed commercial node representing less than 2% of that size in GFA terms. The commercial node has been deliberately sized to not have adverse effects on the retail distribution within Matmata;
- The commercial node will additionally have positive effects by providing ongoing employment, with approximately 62 permanent roles anticipated to be provided by the commercial node, equating to 47.6FTE roles and contributing \$4.5million to GDP annually (at full build out), and paying \$3.4million annually in wages to the local community; and
- The future residents of the subdivision will additionally provide household spending within the Matamata town, supporting the primary commercial centre. The residential subdivision is anticipated to contribute \$38.5million annually in expenditure. While not all of this spending will occur locally, it is considered likely that a high proportion will be directed to local businesses.

## 5.3 Subdivision Design and Layout

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The majority of the site has been identified in the Matamata Piako District Plan as being suitable for residential development through the provisions of the Eldonwood South Structure Plan ('ESSP'). As such, there is an expectation that the site subject to this volume will undergo a shift from an open rural environment to an urban environment containing residential development with associated roading and infrastructure. The proposed residential subdivision will result in an activity that is allowed for under the MPDP.

The proposed subdivision layout is of a higher density than that envisaged in the ESSP, however the proposed subdivision is considered to represent an efficient use of land at a density that is in keeping with the surrounding environment to the east of the site. Further, the site acts as a missing tooth in the urban form of Matamata, and will create an extension to the boundary between the urban and rural-residential environment, with the Retirement Village and adjacent Highgrove subdivision representing a lower density environment, before transitioning to the rural environment to the west.

Despite the higher intensity of use proposed, the lots are well-suited to urban development. Lots are generally regular-shaped, front-loaded with compliant building platforms allowing for the future development of dwellings at a scale and density that enhances the diversity of housing choice in the area. The design of the lots enables flexibility for future dwelling designs, allowing for both compliance with the permitted building envelope or, where necessary, the ability to seek consents for any required infringements. Indicative building typology designs have been included as **Appendix 5A** to provide an indication of the anticipated built form and scale across the various sized lots enabled by the subdivision. The variation in lot sizes is considered to enable a diverse streetscape character for the area while maintaining the potential for well-designed, functional homes.

The subdivision has been thoughtfully designed to focus the highest density uses (lots less than 400m<sup>2</sup>) centrally within the site and in closest proximity to the proposed commercial node and open space area to internalise effects of the increased density within the Ashbourne development, as illustrated in **Figure 11** below. These lots are also located near the existing subdivision to the east of the site which is of a similar density, with lot sizes of approximately 600m<sup>2</sup> along Peakedale Drive, creating a legible extension to the higher density development within the surrounding area by focussing density in proximity to the existing urban edge of Matamata. Larger lots are proposed to the north of the site, being more in keeping with the existing large lot urban and rural-residential properties along Eldonwood Drive, Chestnut Lane, and Highgrove Avenue.



**Figure 11: Residential precinct density. Source: Urban Design Assessment (Appendix 1Q)**

Overall, it is considered that the proposed subdivision is of a form, scale and design that supports a high-quality residential streetscape amenity consistent with the wider Matamata area that complements existing and planned residential character and pattern of development. Overall, the proposal is considered to contribute positively to the overall urban character of Matamata.

## 5.4 Landscape, Visual, and Amenity Effects

This assessment is supported by the Landscape Assessment prepared by Greenwoods Associates, included as **Appendix 5E**. As noted above, the majority of the site falls within the Eldonwood South Structure Plan (ESSP), and there is therefore an expectation within the MPDP that the land will undergo a shift from open pastureland to an urban environment containing residential and commercial development with associated roading and infrastructure.

### 5.4.1 Landscape Effects

As described in **Section 2.4**, the site is currently in use as a working farm, and is largely flat with some mature standalone trees present. It is proposed to remove all existing vegetation across the site to enable the proposed development.

Proposed earthworks will allow for the retention of the general landform of the site, retaining the physical landscape character. The proposed subdivision incorporates a reasonable number of street trees within road reserves, and the design guidelines for the development of the subdivision require a high-level of planting within each Lot, including a specimen tree and hedging. The

Greenway will further provide additional native planting and additional recreational benefits. Overall, it is considered that the landscape effects are less than minor, with the existing landform retained and the overall quality of landscaping improving as a result of the proposal.

#### 5.4.2 Visual Effects

Visual effects on the public and private realm are addressed in the Landscape Assessment (refer **Appendix 5E**) and summarised below. This assessment is based on viewpoints as set out in the Visual Simulations prepared by Greenwoods Associates, and appended to **Appendix 5E**.

The residential development is bordered to the east by established and developing residential and rural-residential communities, and to the west by the Highgrove subdivision. Views into the site from the public realm are addressed in the Landscape Assessment, and are considered to be Low-Moderate for views from Eldonwood Drive, and Very Low-Low for other viewpoints, with visual effects from private realm being generally Low to Low-Moderate.

As discussed above, the site sits within the Eldonwood South Structure Plan Area, and it is anticipated that this land will transition from open pastureland to an urban environment. In this context, it is considered that the development is anticipated and that effects on adjacent properties are therefore limited to appropriate design of development and mitigation of visual amenity, as opposed to requiring an assessment of the principle of residential development on the site.

On this basis, it is noted that the subdivision has been thoughtfully designed to incorporate larger lots exceeding 700m<sup>2</sup> along the edges of the development where they interface with neighbouring properties. It is anticipated that this will result in built form that is further setback from these common boundaries, with landscaping required by the Design Guidelines creating a generous buffer with a specimen tree required in the rear yard of each proposed Lot.

Overall, while the proposal will result in a noticeable change in the appearance of the site, it is considered that the visual effects on adjacent properties will be appropriately mitigated and less than minor.

#### 5.5 Construction Effects

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The proposal will result in temporary construction effects for the duration of the proposed earthworks, including construction traffic, noise, sediment and dust effects. Each of these effects are addressed below. The proposed construction works are an unavoidable precursor to the provision of the development.

Measures will be put in place to mitigate and reduce the potential for any adverse traffic, dust, or sediment laden stormwater discharge effects during the construction phase. A draft high-level Construction Management Plan has been provided within **Appendix 5H** demonstrating that effects can be adequately managed.

Overall, potential adverse construction related effects will be less than minor and temporary, considering practicable measures consistent with the scale of works will be implemented to minimise effects, as outlined below.



### 5.5.1 Construction Traffic Effects

In terms of heavy vehicle movement, it is noted that earthworks will be contained within the applicant's landholding and, therefore, will largely be internal to the site. Vehicle movements will be limited to the transportation of machinery and equipment to and from the site, the importation of construction materials, and vehicles associated with site staff, inspectors, and consultants. A draft high-level Construction Management Plan has been provided within **Appendix 5H**, demonstrating that effects can be adequately managed.

### 5.5.2 Noise and Vibration Effects

The Acoustic Assessment undertaken by Styles Group (refer **Appendix 5K**) confirms that the construction activities for the proposal will comply with all permitted noise standards under the MPODP. However, proposed tree works will result in an exceedance to the permitted noise standards for three receivers. The exceedance is considered to be temporary, and small in scale. The recommendations of the acoustic report have been incorporated into the proposed conditions (**Appendix 5O**), and it is considered that the exceedance can be appropriately managed.

All practicable measures will be put into place to reduce the potential sources of noise and vibration through construction. The applicant proposed to adopt all recommended mitigation measures and associated conditions of consent. A draft Construction Noise and Vibration Management Plan has been prepared (refer **Appendix 5K**) which sets out mitigation measures and controls to adequately manage effects of construction noise. Taking the above into account, it is considered that any adverse effects in terms of construction noise and vibration will be less than minor.

### 5.5.3 Erosion and Sediment Effects

The proposed area and volume of earthworks will increase the potential for the generation and discharge of elevated levels of sediment. If not managed, sediments may discharge into adjacent properties and waterbodies, which can ultimately adversely affect local water quality.

To avoid and mitigate these potential adverse effects, a number of erosion and sediment control measures will be implemented prior to earthworks commencing and will be in place for the duration of the earthworks until the site is stabilised. The proposed measures are detailed in the Earthworks Management Plan as **Appendix 5G**. These measures will ensure that sediment is contained within the site works area, without discharging into the adjoining waterbodies.

Overall, subject to ensuring that the proposed erosion and sediment control measures are implemented and in place for the duration of the earthworks period, potential discharges of sediments on the immediately surrounding area, and associated effects to water quality, will be less than minor.

## 5.6 Contaminated Land Effects

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The PSI/DSI prepared by SLR Consulting, included as **Appendix 1R** identifies that it is likely HAIL activities have been undertaken on the site, including pesticide use and storage. While it was identified that buildings on the site had potential to contain asbestos materials, no asbestos was noted during soil sampling.

To mitigate any potential effects on human health and environmental discharge associated with any future disturbance of contaminated soils, SLR recommend works across the site be undertaken

in accordance with the CSMP included as **Appendix 5H**. This document details the remediation goals and methodology, environmental management procedures, unexpected contamination discovery protocol, health and safety measures, testing requirements and validation reporting. The adherence to the CSMP has been adopted as proposed conditions of consent.

SLR Consulting have additionally prepared an ASSMP provided as **Appendix 1T** to outline how potential or actual acid sulphate soils will be identified, managed, and mitigated during earthworks and construction activities enabled by Volumes 3-5 of this application. Mapping provided by Waikato Regional Council identifies isolated pockets of high risk soils within the Site, with the majority of the Site mapped as low-risk. SLR recommends that works across the site be undertaken in accordance with the ASSMP, and adherence to the ASSMP has been adopted as proposed conditions of consent.

By undertaking the works in accordance with the CSMP and ASSMP, SLR conclude that potential adverse effects on human health and the environment from contaminated land and acid sulphate soils will be acceptable.

Based on the findings of the PSI/DSI and proposed CSMP and ASSMP, it is considered that the proposed earthworks can be appropriately managed to avoid adverse effects on human health and the receiving environment.

## 5.7 Traffic Effects

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The proposed subdivision has the potential to result in adverse road safety and efficiency effects as a result of the increase in traffic generation and flow through the new roading network.

The proposed roading layout and increase in traffic flow has been assessed in the Integrated Transport Assessment (refer **Appendix 1P**) for the wider development, as well as specifically to the residential subdivision. The report confirms that the proposed roading within the subdivision provides for safe access and movement of traffic.

Traffic modelling undertaken by Commute has confirmed that the roading network around the site will continue to operate well during both morning and evening peak hours. Peak hour trips are estimated to be 567 in total, with 167 in at the morning peak and 398 out at the morning peak, with the reverse in the evening peak. The traffic modelling has assumed a worst-case scenario of all vehicle entering and exiting via the intersection with Jellicoe Road and Firth Street. Despite the adoption of worst-case scenarios, the intersection is anticipated to operate well within the industry desired performance standards, with an overall average delay averaging 4 seconds.

Overall, the proposal is considered to provide a high level of safety, access, permeability and efficiency for all traffic generated, and will result in less than minor adverse effects.

Further, the proposed roading and pedestrian network will support a well-functioning, safe and efficient urban environment. The proposal will create a strong pedestrian axis between key amenity areas, including the community node and Ashbourne Greenway. The proposal is able to accommodate transport demands and future growth in the area.

The proposed roading layout has been generally designed in accordance with the ESSP, however no road connections are provided into Highgrove or Eldonwood Drive as indicated in the ESSP. The spine road aligns generally with the anticipated location. There is no alternative location or hierarchy for the proposed roads and pedestrian links, given that they tie into the

existing/approved roads on the perimeter of the site. The traffic report confirms that all roads will provide a good level of connectivity to the surrounding road network within industry standards.

In relation to Option B for the commercial superlot, which enables the development of an additional 18 residential Lots, the transport report notes that this alters the trip generation and concludes that the net effect between both options will be similar.

With regard to vehicle crossings to residential Lots, it is noted that blanket consent is sought for non-compliance with the standards of the Development Manual. This consent requirement is based on the need to comply with rural and rural-residential vehicle crossing standards, which are considered inappropriate for the proposed subdivision which will be more akin to an urban environment and in keeping with the residential built form of the wider Matamata area.

As set out in the Transport Assessment, residential vehicle crossings are largely of an appropriate design to comply with the Development Manual standards for urban vehicle crossings. There are nineteen residential vehicle crossings indicated across the site that do not comply with minimum separation distances from intersections. These crossings are considered to be acceptable due to the low-speed environment of the proposed development, the low estimated traffic volumes, and the generous sight distances available.

The vehicle crossings to the proposed commercial node both comply with the Development Manual, and allow for two-way movement.

Overall, the proposal will provide a high level of safety, access, permeability and efficiency in the roading network and will result in significant positive effects with any adverse effects being less than minor.

## 5.8 Infrastructure Servicing Effects

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All proposed lots will be adequately serviced by new reticulated stormwater, wastewater, and potable water networks. This will be achieved through an extension of the existing public reticulated networks located in and/or adjoining the site for wastewater and potable water supply. Stormwater will be reticulated on site through a combination of individual soakage pits on freehold residential lots, raingardens within the road reserve, and dry basins (three to discharge to land via ground soakage, one to discharge to water via the Greenway).

The existing and proposed networks have been sized to accommodate the increase in stormwater, wastewater, and water demands on the site. Utilities will also be provided to each new lot. Overall, the proposed development can be adequately serviced without resulting in adverse effects on the capacity of existing reticulation and infrastructure.

## 5.9 Stormwater and Water Quality Effects

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The stormwater management approach and design for the site is detailed in the Draft Stormwater Management Plan (refer **Appendix 5I**) and the Infrastructure Report (refer **Appendix 5F**). The Draft SMP provides a detailed assessment of the anticipated effects on the environment from the proposed stormwater discharge at a site-wide level.

With respect to the subdivision, stormwater runoff from new impervious surfaces will be conveyed to the proposed stormwater network. Individual soakage devices will be required on each freehold lot created by the subdivision. Within the road reserve, raingardens and soakage trenches are proposed to provide for filtration and attenuation for runoff from roads. Four stormwater basins

are provided to provide temporary detention of secondary flows for events greater than the 10-year event.

The proposed hydrological mitigation seeks to mitigate the effects of the development through the use of detention and retention devices, with all stormwater ultimately discharged to the ground via soakage or to the Waitoa River via the Greenway. Raingardens will provide filtration of runoff from roads prior to being directed to the under-road soakage trench. There is no risk of flooding noted for the site.

The discharge of stormwater flows to the Waitoa River will occur via a new outlet structure, to be designed at the detailed design stage. Riprap and landscaping will be provided to reduce the impact of engineered structures on the watercourse and minimise stream erosion. While a dam will be provided at the terminus of the greenway to control volumes of flow at the discharge point, the memorandum prepared by CMW Geosciences and included as **Appendix 1M** confirms that this dam is not a classifiable dam in terms of its height and volume threshold. Notwithstanding, consent is sought as the catchment exceeds 100ha, as set out in Section 4.0 above.

Overall, it is considered that the proposed stormwater management approach adequately protects and enhances the receiving environment, and provides for a stormwater system that will adequately service the site. Therefore, it is considered that the overall effects of stormwater servicing for the site are less than minor.

## 5.10 Groundwater Effects

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Groundwater investigations have been undertaken by WGA to consider the potential effects on groundwater as detailed in the assessment in **Appendix 1N**. The proposal involves excavations below the water table to install wet wells associated with wastewater pump stations, trenching for wastewater lines, and for earthworks associated with the Greenway.

Groundwater drawdowns have the potential to affect the immediate and wider groundwater conditions, and for this reason a Hydrogeology Assessment has been undertaken. This assessment identifies that the drawdowns associated with the construction of the central wet well (delivered in Stage 3) will have no effects on surrounding structures, with a drawdown of 4.7m, and the nearest structure approximately 350m away. The northern drawdown will drawdown to a maximum of 2.6m, with the nearest structure 40m away, where the drawdown will be reduced to 0.08m. Refer to the Geotechnical Assessment for further details.

Drawdown for the construction of the greenway is anticipated to reach a maximum of 15.5m from the edge of the greenway. With the exception of a farm shed, there are no structures within the vicinity of the greenway. The construction of the greenway will additionally result in a diversion of groundwater which flows in a north-easterly direction through the site. The groundwater will be diverted through the greenway, with discharge to the Waitoa River maintained albeit at a different location. The Hydrological Assessment concludes that the diversion will have no material effect on the overall flow of the river.

Further to the groundwater effects during construction, the operation of the stormwater dry basins across the site will also have ongoing effects on groundwater at a localised level, with potential mounding resulting from the discharge of stormwater. A mounding assessment has been undertaken in the Hydrological Assessment, which found that mounding from basins will be less than 1m at adjacent properties, with the exception of basin A which may result in mounding between 1-2m at adjacent properties.



Based on the conclusions of the Hydrogeological Assessment, it is considered that effects on groundwater are minor in scale and can be appropriately mitigated or managed with monitoring, and any groundwater effects are less than minor.

### 5.11 Ecological Effects

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Terrestrial ecology within the site is identified in the EclA included as **Appendix 1I**. The EclA identifies that potential terrestrial ecological effects within Residential Development site are associated with the removal of existing vegetation, which is dominated by exotic species.

The EclA finds that potential effects of the proposal on botanical value, birds, lizards, and their respective habitats will range from very low to positive as a result of existing low ecological values and the implementation of new landscaping planting, including indigenous species. Potential effects have been identified in relation to lizards, bats and bat habitat, and any indigenous fish in the existing farm drains. The proposal seeks to mitigate these potential effects through the adoption of management plans, including a Lizard Management Plan, Bat Management Plan, and a Fish Relocation Plan. The EclA finds that the level of effect on these potential values can be mitigated to very low to low.

An Ecological Management Plan (EMP) has also been prepared as **Appendix 1J**. The management of all Lizards and Fish in particular is detailed in this plan and this will be conditioned. A summary of the EMP is below:

This Ecological Management Plan outlines protocols and management strategies to mitigate adverse ecological effects and enhance ecological values at the Ashbourne site. Management includes measures during the construction and operation of the site, including monitoring of pest control. When considering the terrestrial fauna management windows for birds, lizards and bats, the optimum time for vegetation removal to minimise potential fauna disturbance is March to April inclusive. When felling trees, care must be taken to avoid bird nests and to ensure proper implementation of bat roost protocols. Fish management protocols will be used to relocate any fish on site before or during construction.

The proposed residential development and construction of the greenway will not create effects on freshwater ecology values as there are no waterbodies present within the site.

Overall, and based on the above, it is considered that ecological effects can be appropriately mitigated to be less than minor.

### 5.12 Mitigation and Monitoring

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Clause 6(1)(d) of Schedule 5 of the FTAA requires that an AEE include a “description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect of the activity”.

A description of the mitigation measures proposed is provided in the technical assessments appending to this AEE, summarised in the preceding sections, and detailed within the Overview Report in **Volume 1** of this application. They are further documented in the proposed consent conditions within **Appendix 5O**.

Clause 6(1)(g) of Schedule 5 of the FTAA also requires that an AEE include “*if the scale and significance of the activity’s effects are such that monitoring is required, a description of how the effects will be monitored and by whom, if the activity is approved*”.

The monitoring that is proposed as part of the construction of the development is also documented in the proposed consent conditions, as applicable.

### 5.13 Summary of Effects

The proposed subdivision, commercial node, and greenway represent a suitable use of the subject site and will result in environmental outcomes that can reasonably be anticipated and accommodated on the site. The proposal will result in effects on the environment that are less than minor, subject to the recommendations stated in the various specialist reports. Appropriate mitigation measures have been identified and noted through this report.

As described above, there are significant positive effects from the development of the site. The proposal represents an efficient use of the subject site, which has been predominantly zoned for residential use. The effects of the development are in keeping with the environmental outcomes that can be reasonably anticipated on the site.

Overall, the proposal is considered appropriate, and any actual and potential adverse effects on the environment of allowing the activity are considered to be less than minor.

## 6.0 Assessment of Relevant Statutory Considerations

This section of the application is provided in accordance with Clauses 5(1)(h), 5(2), and 5(3) of Schedule 5 of the FTAA. The FTAA requires that applications must include an assessment of the activity against the relevant provisions and requirements of those documents listed in Clause 5(2) being:

- (a) *a national environmental standard;*
- (b) *other regulations made under the Resource Management Act 1991;*
- (c) *a national policy statement;*
- (d) *a New Zealand coastal policy statement;*
- (e) *a regional policy statement or proposed regional policy statement;*
- (f) *a plan or proposed plan; and*
- (g) *a planning document recognised by a relevant iwi authority and lodged with a local authority*

The relevant statutory documents as identified in **Table 6** below. The relevant documents have been assessed in detail at **Appendix 5N** and are summarised in the sections below.

**Table 6: Summary of Relevant Statutory Documents**

Document	Relevance to Project
<b>National Environmental Standards</b>	
National Environmental Standards for Air Quality 2004	This is <b>not applicable</b> as the proposal does not affect air quality
National Environmental Standards for Sources of Drinking Water 2007	This is <b>not applicable</b> as the proposal does not affect sources of drinking water

Document	Relevance to Project
National Environmental Standards for Electricity Transmission Activities 2009	This is <b>not applicable</b> as the proposal does not include any relevant activities
National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2011	This is <b>applicable</b> – refer to Volume 2 of the AEE
National Environmental Standards for Telecommunications Facilities 2016	This is <b>not applicable</b> as the proposal does not seek consent for telecommunications facilities
National Environmental Standards for Plantation Forestry 2017	This is <b>not applicable</b> as the proposal does not relate to plantation forestry
National Environmental Standards for Freshwater 2020	This is <b>not applicable</b> as no freshwater bodies are located in the site
National Environmental Standard for Marine Aquaculture 2020	This is <b>not applicable</b> as the proposal does not relate to marine aquaculture
National Environmental Standard for Storing Tyres Outdoors 2001	This is <b>not applicable</b> as the proposal does not provide for the storage of tyres
<b>National Policy Statements</b>	
National Policy Statement on Electricity Transmission 2008	This is <b>not applicable</b> as no specific electricity transmission activities are proposed as part of this consent
New Zealand Coastal Policy Statement	This is <b>not applicable</b> as the site is not located within the coastal environment
National Policy Statement for Renewable Electricity Generation 2011	This is <b>not applicable</b> as no renewable energy generation activities are proposed
National Policy Statement for Freshwater Management 2020	This is <b>applicable</b> – refer to Section 6.2.1
National Policy Statement on Urban Development 2020	This is <b>applicable</b> – refer to Section 6.2.2
National Policy Statement for Highly Productive Land 2022	This is <b>applicable</b> – refer to Section 6.2.3
National Policy Statement for Indigenous Biodiversity 2023	This is <b>applicable</b> – refer to Section 6.2.4
National Policy Statement for Greenhouse Gases from Industrial Process Heat 2023	This is <b>not applicable</b> as the proposal does not result in greenhouse gases from industrial heat processes
<b>Regional Policy Statement</b>	
Waikato Regional Policy Statement	This is <b>applicable</b> – refer to Section 6.2.5
<b>Plans</b>	
Waikato Regional Plan	This is <b>applicable</b> – refer to Section 6.4
Matamata Piako District Plan	This is <b>applicable</b> – refer to Section 6.6
<b>Planning document recognised by a relevant iwi authority and lodged with a local authority</b>	
Te Ture Whaimana (Waikato River Vision and Strategy)	This is <b>applicable</b> – refer to section 6.4.

## 6.1 National Environmental Standards

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### 6.1.1 National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2011

The NESCS came into effect on 1 January 2012. All territorial authorities are required to give effect to and enforce the requirements of the NES in accordance with their functions under the RMA relating to contaminated land.

The purpose of the NESCS is to provide a nationally consistent set of planning controls and soil contaminant values. It seeks to ensure that land affected by contaminants in soil is appropriately identified and assessed before it is developed and, if necessary, the land is remediated or contaminants contained to ensure the land is safe for human use.

The relevant consent matters identified for the proposal under NESCS regulations have been identified in section 4.1 of this report and the potential effects on human health are assessed in section 5.6 of this report. In summary, the subdivision and proposed change of use within the site can be appropriately managed to avoid adverse effects on human health and the environment. It is noted that no soil disturbance is proposed under this application.

The CSMP and ASSMP included as **Appendix 1S** and **Appendix 1T** outline the health and safety practices to be implemented on site during the handling of contaminated soils. The PSI/DSI included as **Appendix 1R** also confirm that contaminant concentrations are the respective NESCS soil contamination standards. On this basis, it is considered that the overarching purpose and objective of the NES to protect human health is achieved by this application.

### 6.1.2 Other National Environmental Standards

The proposal does not require resource consents under any of the other National Environmental Standards, and therefore an assessment against the intent of these is not required.

## 6.2 National Policy Statements

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### 6.2.1 National Policy Statement on Freshwater Management 2020

The National Policy Statement on Freshwater Management ('NPS-FM') provides local authorities with updated direction on how they should manage freshwater under the RMA.

The NPS-FM seeks to manage natural and physical resources to prioritise firstly, the health and well-being of water bodies and freshwater ecosystems, secondly, the health and needs of people, and thirdly the ability to provide for the social, economic, and cultural well-being of people and communities.

The NPS-FM is based around the concept of 'Te Mana o te Wai', which refers to the fundamental importance of water and recognises that protecting the health of freshwater protects the health and wellbeing of the wider environment.

The Project is generally consistent with the following NPS-FM objectives and policies as summarised below:

- The subdivision includes a comprehensive stormwater management strategy which will achieve stormwater attenuation and treatment, which is considered to prioritise the health and well-being of waterbodies which will be the ultimate receiving environment;



- The project has incorporated the principles of Te Mana o te Wai through integrated land and water management, ecological restoration, and cultural engagement. Tangata whenua have been involved and consulted to this point in the project, with ongoing engagement to occur. This application is supported by a Cultural Impact Assessment, included as **Appendix 1H**;
- The project ensures that the effects of the development on the whole-of-catchment basis are responded to, and freshwater management is incorporated into a broader climate-resilient and low-emissions development strategy; and
- There are no natural waterbodies located within the Ashbourne Residential development site. The Project has proactively addressed the presence of natural wetlands located adjacent to the Waitoa River, avoiding the loss of natural inland wetland and actively protecting their ecological values. Restoration measures and ecological enhancements are incorporated into the wider design. The stormwater management strategy has been appropriately designed to protect the ecological values of adjacent waterbodies, including wetlands adjacent to the Waitoa River.

### 6.2.2 National Policy Statement on Urban Development 2020

The National Policy Statement on Urban Development 2020 ('NPS-UD') ensures New Zealand's towns and cities are well-functioning urban environments that meet the changing needs of our diverse communities.

The Project is consistent with the NPS-UD as summarised below:

- The Ashbourne Development will support the delivery of a well-functioning, master planned urban environment that supports the social, economic, cultural, and environmental well-being of the Matamata community. Overall, the proposal includes a diverse mix of housing, a retirement precinct, a neighbourhood commercial centre, and an integrated open space network, providing for a range of community needs, lifestyles, and ages;
- Specific to the residential subdivision and Greenway the delivery of 520 new residential dwellings will contribute to meeting housing needs and increasing housing supply and choice for the community in a high demand area adjacent to Matamata's urban edge. By delivering new opportunities for residential living, the proposal provides a broad variety of housing types, and is likely to have a positive effect on facilitating housing supply within the wider area and placing downward pressure on housing prices;
- The proposal delivers a walkable layout, greenway connections, and local amenities which support changing lifestyle preferences and mobility needs. A balance is struck between maintaining the existing character with future-focused design, enabling the urban environment to adapt and remain liveable, inclusive, and resilient over time;
- The residential staging approach enabled the strategic and coordinated rollout of housing and infrastructure, ensuring development occurs in line with changing demand;
- The proposal has been developed in partnership with Tangata Whenua, and is considered to align with mana whenua aspirations around environmental sustainability and intergenerational wellbeing, in a way that is consistent with iwi values and long-term planning goals; and
- The proposal takes into consideration climate change and urban resilience, particularly through the management of flood hazards via the stormwater management strategy and greenway. The wider development incorporates measures to support the reduction of greenhouse gas

emissions through low-carbon transport options, and two solar farms to further support national decarbonisation objectives.

### 6.2.3 National Policy Statement on Highly Productive Land 2022

The National Policy Statement on Highly Productive Land 2022 ('NPS-HPL') ensures that availability of New Zealand's most favourable soils for food and fibre production, now and for future generations.

The majority of the site falls within the Eldonwood South Structure Plan Area, which is not considered to be Highly Productive Land as it has been re-zoned for housing. However, a small portion of the site falls within the definition of Highly Productive Land, located to the south of the existing Highgrove subdivision, and extending along the Greenway. The proposal is considered to generally accord with the NPS-HPL for the following reasons:

- The majority of the residential development proposed is on land zoned Rural Residential under the MPDP(OP). On this basis, the majority of the residential proposal is exempt from the NPS-HPL requirements;
- The wider development has been informed by a detailed Land Use Capability Classification Assessment (refer **Appendix 1L**), which demonstrates that the productive capacity of the land is overstated in regional maps. The overall productivity of the site is constrained by parcel configuration, existing rural-lifestyle fragmentation, and urban proximity – all limiting the long-term viability for large-scale primary production;
- The proposal responds directly to identified housing shortages in Matamata, as outlined in the *Waikato Housing and Business Capacity Assessment* and *Future Proof Strategy*. The location is logical, adjacent to existing infrastructure, and helps meet urgent demand. In this context, the public benefit of housing outweighs the marginal productive value of the land;
- The overall project provides a comprehensive, masterplanned urban form that avoids ad hoc subdivision, minimises reverse sensitivity issues, and consolidates growth in a strategic location. The development is proposed to occur on land that is already fragmented, and the use of this land for housing is considered to ensure other rural land which is more suited to supporting primary production can be protected in the long-term;
- It is considered that the residential development doesn't represent an inappropriate use within the context of the NPS:HPL, with the proposal considered to meet the exception criteria in Clause 3.6 and 3.10 of the NPS, noting that the site is adjacent to an existing urban area, the wider development falls partly within a structure plan, and is identified in the *Future Proof Strategy and Waikato Housing and Business Capacity Assessment* as necessary to meet current and future demand. The proposal further avoids ad hoc development, being a comprehensive, masterplanned development and avoids inefficient use of land; and
- Overall, it is considered that the wider development delivers significant public benefits and it is considered that these collective benefits outweigh the marginal productive value of the land in its current form.

#### 6.2.4 National Policy Statement on Indigenous Biodiversity 2023

The National Policy Statement on Indigenous Biodiversity 2023 ('NPS-IB') provides direction to protect, maintain and restore indigenous biodiversity requiring at least no further reduction nationally.

The proposal is considered to be consistent with the objectives and policies of the NPS-IB as summarised below:

- The EclA included at **Appendix 1I** has identified all vegetation and ecological values within the site and concludes that the residential development will have low to positive effects on ecological value in terms of vegetation, habitat, and freshwater features. The effects of the proposal on ecological values have been assessed in detail above;
- No Significant Natural Areas (SNAs) were identified on-site;
- The proposed landscaping strategy for the site will achieve a net gain in ecological values through enhancement measures proposed, contributing to restoring indigenous biodiversity; and
- A proactive and precautionary approach has been taken to identify and support areas that may provide habitat or movement corridors for highly mobile indigenous fauna outside of SNAs. The proposed conditions include a suite of management plans to ensure that potential effects on lizards, bats, and fish can be avoided or appropriately mitigated during the construction phase.

#### 6.3 Waikato Regional Policy Statement

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The Waikato Regional Policy Statement ('RPS') sets out the overarching framework for sustainably managing the region's natural and physical resources, guiding regional and district plans under the Resource Management Act. The RPS seeks to protect and enhance the Waikato region's environmental, social, cultural, and economic wellbeing by addressing key issues such as water quality, land use, natural hazards, biodiversity, and the relationship of iwi with natural resources.

The assessment and comments with respect to key topics and domains under the Waikato RPS that are of relevance to the Ashbourne Retirement Village proposal are set out below.

##### Integrated Management

- The proposal achieves integrated management by providing housing diversity and choice, and specifically 520 residential dwellings, to provide for the needs of current and future generations. The proposal has been designed in a manner that recognises the relationships between the land resource and natural systems and ecological outcomes;
- Mana whenua have been engaged with throughout the project, and the relationship of tangata whenua with the environment has been recognised and provided for, as set out within the Cultural Impact Assessment (refer **Appendix 1H**);
- The proposal has been designed to include efficient stormwater management and treatment via a greenway network that aligns with the Waitoa River catchment. This has been informed by allowance for climate change, and will ensure that a large contribution can be made towards increasing housing supply and choice for the community; and

- The residential development and greenway incorporate a well-considered landscaping strategy. The proposal seeks to retain key landscape features, introduces new green spaces, and includes a linear greenway and riparian restoration that provide visual, ecological, and recreational amenity for residents and the broader community.

### Land and Freshwater

- The development adopts a catchment-based approach to water management, recognising the interrelationship between urban development, water quality, and hydrological function, while the project overall has considered and embeds freshwater protection, enhancement, and integrated catchment management into the design;
- While no wetlands or outstanding freshwater bodies are located directly within the site, protective and enhancement measures reduce downstream impacts and support broader regional outcomes;
- The residential development does not require new water takes and has been designed to promote efficient and sustainable water use within existing urban supply and allocation frameworks;
- The proposed earthworks will be undertaken in accordance with the Waikato Regional Council 'Sedimentation and Erosion Control Guideline', and will include preventative erosion control measures as relevant to the proposed work; and
- While the site contains high quality soils, the LUC assessment confirms the site is of limited productive capacity and not viable to support long term primary production due to existing fragmentation and rural residential activity, along with the close proximity to the urban area of Matamata. The re-purposing of this land for housing is therefore considered to be acceptable and appropriate.

### Ecosystems and Indigenous Biodiversity

- The project is considered to support restoring and enhancing the ecological integrity of a historically degraded, intensively farmed landscape. The site currently exhibits low ecological value due to extensive past modification, but the wider development actively reverses this through a comprehensive ecological strategy, as further detailed at **Appendix 11** for the Ashbourne Development;
- The proposal delivers net biodiversity gain through large-scale native planting, riparian margin restoration, and habitat enhancement along the greenway and stormwater corridors
- The development takes a precautionary approach, protecting and enhancing these features through native planting and the implementation of management plans; and
- It is considered that the development does not reduce the significance of any vegetation or habitat and contributes positively to site-wide ecological outcomes.

### Hazards & Risks

- The residential and greenway site is not subject to flood hazards. Notwithstanding, the proposed stormwater management strategy includes two dry detention ponds which have been sized to accommodate the 100-year storm event to manage potential flooding effects. The stormwater modelling has taken into account climate change scenarios and future rainfall,

and it is considered that flood hazards have been appropriately managed on the site. The site is not subject to any other natural hazards.

#### Historical and Cultural Values

- The residential and greenway site does not contain any identified sites or items of historic heritage and value;
- The project incorporates proactive recognition of Māori cultural values which informed the overall design of the layout, landscaping design, stormwater management and ecological resotration strategies; and
- Appropriate tikanga protocols, including Accidental Discovery Protocols (ADP) will be required through conditions of consent.

#### Urban Form & Development

- The residential development delivers a compact, masterplanned urban expansion at the southern edge of Matamata that is well-integrated with the existing urban environment and future growth patterns;
- The proposal will contribute to housing variety and choice in the District including different residential densities directly responding to a growing housing need and shortfall identified housing shortfall in the Waikato Housing and Business Capacity Assessment (2021);
- The Ashbourne residential development and greenway is located adjacent to the existing urban boundary, an identified location for urban growth that is planned for within the Eldonwood South Structure Plan. By locating residential development in this location, the proposal avoids dispersed or fragmented residential growth in the wider Rural Residential and Rural Zone. As previously identified, the proposal can be efficiently serviced for transport and three waters infrastructure with less than minor adverse effects on the surrounding environment. Overall, Ashbourne avoids inefficient, ad hoc expansion into the rural environment and instead contributes to a compact, sustainable settlement pattern, reinforcing the urban form and infrastructure investment of Matamata;
- The proposal is supported by a suite of technical assessments providing a robust understanding of long-term effects and cumulative impacts of the development. Overall, the proposal supports compact growth and avoids ad hoc expansion by integrating with existing zoning and infrastructure.

## 6.4 Te Ture Whaimana o Te Awa o Waikato

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Te Ture Whaimana – the Vision and Strategy for the Waikato River sets the primary direction for the protection, restoration, and sustainable management of the Waikato and Waipā rivers and their catchments. It seeks to restore and protect the health and wellbeing of the rivers for present and future generations, recognising the mana and relationship of Waikato-Tainui and other iwi with these waterways.

As identified in the Overview Report at **Volume 1**, the Ashbourne development has been designed with clear alignment to the Te Ture Whaimana o Te Awa o Waikato), particularly in relation to enhancing water quality, recognising mana whenua relationships, restoring ecological health, and supporting integrated catchment management.



The Ashbourne residential and greenway site is not located adjacent to the Waikato River or the Waitoa River, which is located at the western boundary of the wider Ashbourne site. Notwithstanding, the following comments are made with respect to the Ashbourne Residential development and greenway and the objectives and principles of Te Ture Whaimana o Te Awa o Waikato as the wider site is located within the Waikato River Catchment:

- Early engagement has occurred with iwi to ensure a holistic and integrated approach which allowed for iwi input into the design of the project;
- It provides necessary housing and related infrastructure to enable development that will improve economic, employment, and in particular environmental outcomes – specifically freshwater quality;
- The project has the potential to strengthen environmental resilience and risk management from natural hazards, including flooding;
- Appropriate management of risks and adverse effects through a series of Management Plans through the project construction phase;
- The project avoids any direct discharge into sensitive freshwater environments and is designed to mitigate indirect cumulative impacts through staged development and infrastructure that aligns with river protection goals; and
- Extensive landscape planting and ecological restoration is proposed along the Waitoa River, a tributary of the Waikato River. The planting will improve the ecological integrity of the water body and reconnect people with the awa.

Overall, it is considered the proposal, and in particular the stormwater management strategy, is considered consistent with and supports the objectives and principles of Te Ture Whaimana o Te Awa o Waikato.

## 6.5 Waikato Regional Plan

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The Waikato Regional Plan (WRP) implements the objectives and policies of the Waikato Regional Policy Statement by setting out detailed rules, methods, and standards for managing the region's land, water, air, and coastal resources. The WRP seeks to sustainably manage the use, development, and protection of natural and physical resources, with a focus on maintaining and enhancing water quality, managing discharges, protecting biodiversity, controlling soil erosion, and ensuring the sustainable allocation of water.

The assessment and comments with respect to key modules under the Waikato RPS that are of relevance to the Ashbourne Retirement Village proposal are set out below.

### Water

- As discussed above, the proposal includes the discharge of stormwater. Water quality will be maintained through treatment of stormwater runoff in accordance with the Stormwater Maintenance and Management Plan included as **Appendix 5I** and **5J**. Further, the Hydrogeology Assessment confirms that the proposed discharge of wastewater will be sufficiently treated and filtered to avoid adverse effects on surface water and aquifers;

## Land and Soil

- The proposed earthworks will be undertaken in accordance with the Waikato Regional Council 'Sedimentation and Erosion Control Guideline', and will include preventative erosion control measures as relevant to the proposed works; and
- As discussed above, contaminated land will be appropriately managed to avoid the potential effects of the contamination during the proposed earthworks.

## 6.6 Matamata-Piako Operative District Plan

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The MPODP provides the statutory framework for managing land use and development within the Matamata-Piako District. The District Plan seeks to promote the sustainable management of the district's natural and physical resources by setting objectives, policies, and rules for activities such as subdivision, land use, natural hazards, and rural and urban growth. Its provisions aim to ensure that development occurs in a way that maintains and enhances the district's environmental quality, character, and amenity values, while enabling the social, economic, and cultural wellbeing of its communities.

The objectives and policies of the MPODP are contained in Part A. Assessment and comments with respect to key objectives and policies under the MPODP that are of relevance to the Ashbourne Retirement Village proposal are set out below.

### Sustainable Management Strategy

- The Ashbourne residential development and greenway proposal is located in the Rural Residential Zone, and is identified in the Eldonwood South Structure Plan area. It is considered to be a logical extension to the existing Matamata urban edge. The proposal avoids fragmenting productive rural land by concentrating growth in a location that sits partially within the Eldonwood South Structure Plan area, on land not subject to the NPS-HPL requirements due to the underlying zoning and where infrastructure and strategic planning support its suitability for urban development; and
- By containing development within a defined footprint and aligning with regional growth strategies, the project helps to protect the district's rural land resource from incremental subdivision and ensures that land better suited for rural production remains available for that purpose.

### Environment – Land and Development – Amenity

- It is considered that the proposal will achieve a high standard of amenity in the built environment for the following reasons:
  - The residential development maintains the open space character of the surrounding Rural-Residential and Rural Zones through incorporating a range of lot sizes that transition in scale from compact lots near amenities to larger lots at the boundaries which interface with other zones. The use of open space including stormwater reserves and the central greenway are carefully embedded within the layout to enhance spaciousness and reinforce the area's suburban character;

- The Ashbourne Residential Design Guidelines ensure future development achieves a high standard of built form, including through the inclusion of bulk and location controls and requirements for articulated façades and landscaping requirements;
  - The internal layout provides a walkable and connected environment, centred around a clear circulation spine and community amenities, which will provide for a high quality of on-site amenity for future residents. Provision for connection is also made to the adjacent greenway, which will contribute to recreational values; and
  - The use of development standards and orientation principles will ensure sunlight access and privacy for both public and private spaces.
- The proposal ensures the rural landscape, character, and amenity values are maintained by incorporating low-scale buildings, setbacks, and landscaped buffer zones along the rural interface. It is considered that these aspects will mitigate the potential adverse visual effects on rural character and amenity values. As identified in the Landscape and Visual Effects assessment included as **Appendix 5E**, the proposal will have a 'low' level of visual effects when considered in the context of the wider landscape;
  - The proposal ensures the existing landscape, character, and amenity values are maintained by incorporating low-scale buildings, generous lot sizes, setbacks, soft boundary treatments and native plantings. It is considered that these aspects will mitigate potential adverse effects and enhance the rural character and landscape values of the area;
  - A Draft Construction Noise and Vibration Management Plan has been prepared. The Plan, alongside conditions of consent and the temporary nature of construction works will ensure that adverse effects associated with noise, odour, dust, and vibration can be appropriately managed; and
  - It is anticipated that the proposed residential activity and greenway will comply with the maximum noise allowance with respect to the zoning of the site and adjacent properties, and will not create adverse noise effects following construction.

#### Environment – Reserves and Public Open Space

- The proposed greenway will provide dual function of contributing passive recreation benefits as well as providing for stormwater management.

#### Environment – Transportation

- The Ashbourne development, including residential component, incorporates safe access points between the site and surrounding road network. The expected traffic generation associated with the proposal can be accommodated within the transport network without creating adverse effects;
- The necessary transport infrastructure is available and/or will be provided as part of the proposal to service the development;
- The proposal will encourage active modes of travel, in particular walking, through the provision of new footpath facilities and a highly connected pedestrian friendly layout. Provision has also been made for pedestrian connections to the proposed greenway facility, which will enable recreational walking for residents; and

## 6.7 Statutory Considerations Summary

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Overall, it is considered that the proposal is generally consistent with the policy direction of the relevant statutory documents, including with to policy direction contained in the NESCS, National Policy Statements for Urban Development, and Indigenous Biodiversity, Waikato RPS, WRP, and MPODP with respect to the provision of infrastructure, including for three waters and transport, stormwater management, landscaping, and design outcomes with respect to character and amenity.

## 7.0 Assessment Against the Fast-track Approvals Act Decision Making Framework

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### 7.1 Information Considered

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In considering whether to grant the approvals sought in this application, the panel must meet the requirements of Section 81, which includes applying the specific decision-making clauses in Schedule 5.

This AEE and the Ashbourne Development as a whole, has been prepared considering the information referred to in s81(2)(a) of the FTAA to the extent it is currently available. Specifically:

- All of the technical reports supporting the application;
- The CIA received from Ngāti Hauā, Ngāti Hinerangi and Raukawa and the careful analysis of Treaty settlements and iwi planning documents; and
- Feedback received from engagement.

### 7.2 Situations Where the Panel Must Decline an Approval

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The Panel must decline an approval if 1 or more of the situations in s 85(1). The situations relevant to all types of approvals that can be sought under the FTAA are:

- The approval is for an ineligible activity;
- The Panel considers that granting the approval would breach obligations relating to Treaty settlements and recognised customary rights; and
- In the case of an approval for a resource consent, the approval must be declined if it is in an area covered by clause 17(5) Schedule 5 in an area.

The Panel may also decline an approval if the Panel forms the view that:

- The activity or activities for which the approval is sought would have one or more adverse impacts; and
- Those adverse impacts are sufficiently significant to be out of proportion to the project's regional or national benefits that the Panel has considered, even after taking into account any conditions that the Panel may set in relation to those adverse impacts, and any conditions or modifications that the applicant may agree to or propose to avoid, remedy, mitigate, offset, or compensate for those adverse impacts.

In subsections (3) and (4), adverse impact means any matter considered by the Panel in complying with Section 81(2) that weighs against granting the approval.

### 7.3 The Purpose of the Fast-track Approvals Act

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The purpose of the FTAA is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits by streamlining consenting and approval processes. Section 3 of the Act states:

*“The purpose of this Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.”*

### 7.4 Resource Consent Approvals Sought: Parts 2, 3, 6 and 8 to 10 of the Resource Management Act 1991 and Other Legislation Directing Decision-making

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#### 7.4.1 Part 2 of the Resource Management Act 1991

##### Ashbourne Development – Overall

This section of the application is provided in accordance with clauses 5(1)(g) and 17 of Schedule 5 of the Act. As the proposed subdivision will facilitate the entire Ashbourne Development, the below assessments have considered the development as a whole.

Part 2 contains the purpose and principles of the RMA. Section 5 sets out the purpose of the RMA and requires a broad judgement as to whether a proposal would promote the sustainable management of natural and physical resources. This exercise of this judgement is informed by the principles in sections 6 to 8 and considered in light of the particular circumstances of each application.

Section 5 of Part 2 identifies the purpose of the RMA as being the sustainable management of natural and physical resources. This means managing the use, development and protection of natural and physical resources in a way that enables people and communities to provide for their social, cultural and economic well-being and health and safety while sustaining those resources for future generations, protecting the life supporting capacity of ecosystems, and avoiding, remedying or mitigating adverse effects on the environment. It is considered that the proposed Ashbourne development is complementary to these objectives as it will provide for the social and economic well-being of people and communities by increasing employment and income within the local economy and provide for 530 new homes and 250 retirement villages to assist with the housing shortage and increasing ageing population within the Matamata District. Additionally, the development supports the delivery of a diverse and integrated urban environment through the provision of healthcare facilities and two solar farms capable of powering over 7,000 homes annually. The development is staged to respond to short-, medium-, and long-term housing demand, and incorporates infrastructure and design features that sustain the life-supporting capacity of ecosystems, mitigate adverse effects, and enhance environmental outcomes. The inclusion of a greenway and esplanade reserves along the Waitoa River demonstrates a commitment to ecological restoration and stormwater management, contributing to the long-term health of the natural environment. The preceding assessments, along with assessments in Volumes 3 – 5 demonstrate that the development will be appropriately managed and carried out in a manner which will not give rise to significant adverse environmental effects and which will, on



balance, have significant positive effects for the region whilst managing potential adverse effects appropriately.

The Ashbourne development appropriately recognises and provides for Section 6 matters and provides for:

- The natural character of the Waitoa River and surrounding landscape is preserved and enhanced through riparian planting, ecological restoration, and the creation of public access via esplanade reserves;
- The greenway and Waitoa River corridor are designed to restore ecological function and enhance natural character through riparian planting and stormwater treatment;
- The development avoids areas of outstanding natural features and landscapes, and includes protocols for managing accidental discovery of archaeological sites;
- The relationship of Māori with their ancestral lands and waters is acknowledged through extensive and ongoing engagement with Mana Whenua, including Ngāti Hauā, Ngāti Hinerangi, and Raukawa. Cultural values are integrated into the design of the greenway and public spaces, and opportunities for storytelling, wayfinding, and ecological restoration are embedded in the application through the masterplan. Feedback from Mana Whenua has been carefully considered and used to inform the Masterplan and application.

Section 7 of the RMA identifies a number of “other matters” to be given particular regard by Council and includes (but is not limited to) Kaitiakitanga, the efficient use of natural and physical resources, the maintenance and enhancement of amenity values, and maintenance and enhancement of the quality of the environment. The Ashbourne development is also consistent with the relevant parts of section 7 because:

- It enables the efficient use and development of land and will not compromise the visual amenity of the environment and protect natural water resources as far as practicable. The proposal promotes a compact urban form, dual-use solar farming and staged infrastructure delivery;
- The project delivers a transit-oriented residential and neighbourhood centre that maintains and enhances the quality of the environment. The organisation of activities, open spaces and roading pattern are considered to be positive design responses and the buildings have been designed to present high quality urban outcomes;
- Particular regard has been given to kaitiakitanga through the iwi engagement process and the subsequent actions in response to recommendations from iwi including providing for cultural monitoring, the design of the greenway, approach to stormwater management and incorporating recommendations relating to planting;
- Amenity values are enhanced through high-quality urban design, including a legible street network, diverse housing typologies, and integrated public spaces. The urban design guidelines proposed will ensure high-quality amenity outcomes throughout the development;
- Restoration is prioritised of degraded farmland alongside the integration of green infrastructure elements into the design which will assist with enhancing biodiversity; and
- Solar farms will generate energy for over 7,000 homes annually, contributing to national renewable energy targets; and

- The development incorporates flood modelling and carefully designed stormwater management that has been designed with consideration to the effects of climate change and reducing the risk of flooding.

With regard to the principles of the Treaty of Waitangi (Section 8 of the RMA), the proposal will not generate any significant adverse effects on the natural environment or on any sites of cultural importance. Engagement with Mana Whenua has been substantive and ongoing, informing the cultural, ecological, and spatial design of the development.

### Residential and Greenway Proposal

Specifically, the residential and greenway components of the Ashbourne development is considered to be consistent with Section 5 of the RMA, as it promotes the sustainable management of natural and physical resources by enabling a well-integrated urban environment that supports the social, economic, and cultural wellbeing of the Matamata community. The proposal delivers over 500 new homes in a range of typologies, alongside a multifunctional greenway that provides ecological, recreational, and stormwater functions. The development is designed to sustain the life-supporting capacity of air, water, soil, and ecosystems, particularly through the greenway's role in treating stormwater before it reaches the Waitoa River. Adverse effects are avoided or mitigated through careful site planning, staged infrastructure delivery, and landscape integration.

In regards to Section 6, the residential proposal recognises and provides for several matters of national importance. The natural character of the Waitoa River is protected and enhanced through riparian planting and ecological restoration within the greenway corridor. Public access to and along the Waitoa River is provided via esplanade reserves and shared pathways, supporting recreational and cultural connection. The development also acknowledges the relationship of Māori with their ancestral lands and waters, with cultural values embedded in the design of the greenway and public spaces, informed by engagement with Ngāti Hauā, Ngāti Hinerangi, and Raukawa.

Consistent with Section 7 of the RMA, the Ashbourne residential and greenway components demonstrate strong regard for amenity values, efficient resource use, and climate responsiveness. The compact urban form and integrated transport network promote efficient land use and infrastructure servicing. High-quality urban design enhances amenity through walkable streets, diverse housing, and accessible green spaces. The greenway supports kaitiakitanga by incorporating indigenous planting and cultural narratives, and contributes to climate change mitigation by managing flood risk and encouraging active transport. These elements collectively support a resilient and liveable community.

The proposal reflects the principles of the Treaty of Waitangi through meaningful engagement with Mana Whenua and the incorporation of Māori values into the spatial and landscape design. The greenway provides a platform for cultural expression, storytelling, and ecological stewardship, reinforcing the connection between people and place. The development supports partnership, participation, and protection by embedding iwi input into the planning process and ensuring that cultural heritage is visible and valued within the built environment.

Overall, as the effects of the proposal are considered to be consistent with all of the above sections of the RMA, and the proposal generally accords with the relevant WRP and MPDP objectives, policies, and assessment criteria, it is considered that the proposal will not offend against the general resource management principles set out in Part 2 of the RMA.

### 7.4.2 Part 3 of the Resource Management Act 1991

Part 3 of the RMA relates to the duties and restrictions under the RMA. It is considered that the proposal meets Part 3 of the RMA because:

- All approvals sought are all approvals required under Section 9, 11, 13, 14 and 15 of the RMA;
- The proposal involves subdivision and a change in land use that does not comply with the permitted activity standards of the MPDP. As such, resource consent is required and has been appropriately sought;
- The site has been identified as containing contaminated soils due to historical agricultural activities. A Preliminary and Detailed Site Investigation (PSI/DSI) confirmed the presence of contaminants. Although concentrations were below the thresholds set by the NESCS, the site is classified as a "piece of land" under Regulation 5(7). Accordingly, a Controlled Activity consent has been sought under Regulation 9(3) of the NESCS. The proposal includes a CSMP and an ASSMP, which outline procedures for remediation, health and safety, and environmental protection during any future soil disturbance. This is consistent with Section 15 of the RMA;
- While no direct works are proposed within the Waitoa River bed, the creation of esplanade reserves and the greenway adjacent to the river will enhance public access and ecological values. Any future works that may affect the river or its margins will be subject to further assessment and consent under the relevant provisions of the RMA and the Waikato Regional Plan. This is consistent with Section 13 of the RMA;
- Construction noise and vibration effects have been assessed (**Appendix 5K**) and the noise limits set in the MPDP can be met. The specific properties at risk of an exceedance are to be covered by the CNVMP, and the draft CNVMP provided demonstrates that there are a range of specific methods available for managing noise and vibration on those properties. As a result, Section 16 of the RMA has been complied with;
- The Ashbourne development appropriately addresses potential noise impacts by committing to a Construction Noise and Vibration Management Plan. This ensures that any construction-related noise will be effectively mitigated through best practice measures, thereby fulfilling the duty to avoid unreasonable noise effects on the environment. As a result, Section 17 of the RMA has been complied with.

In relation to the residential and greenway proposal specifically:

- The residential and greenway components involve land use and subdivision activities that do not meet permitted activity standards under the Matamata-Piako District Plan. Resource consent has been appropriately sought for residential development, open space creation, and associated infrastructure. The proposal includes a masterplanned layout that ensures efficient land use, connectivity, and integration with the surrounding environment. It also includes a comprehensive assessment of effects and mitigation measures to ensure the land use is suitable and sustainable. As a result, Section 9 of the RMA has been complied with;
- Stormwater generated from the residential areas will be treated through the proposed greenway corridor before discharging into the Waitoa River. The greenway incorporates vegetated swales, basins, and natural filtration systems to manage water quality and avoid adverse effects. No uncontrolled discharges are proposed and all discharges will be managed

in accordance with best practice and relevant standards. This is consistent with Section 15 of the RMA;

- Historical agricultural use has resulted in the presence of contaminants (e.g. organochlorine pesticides, heavy metals). A Preliminary and Detailed Site Investigation (PSI/DSI) has been completed, confirming the site is a "piece of land" under the NES-CS. A Contaminated Site Management Plan (CSMP) will guide remediation and ensure any discharges are managed to avoid adverse effects on human health and the environment. This is consistent with Section 15 of the RMA;
- Construction noise will be temporary and managed under a Construction Noise and Vibration Management Plan (CNVMP), ensuring compliance with NZS 6803:1999. Residential activities are not expected to generate unreasonable operational noise, and the layout provides appropriate separation from sensitive uses. The greenway, as a passive open space, will not generate significant noise and contributes positively to amenity. This is consistent with Section 16 of the RMA; and
- The residential development and greenway design have been informed by landscape, ecological, and urban design assessments to avoid or mitigate adverse effects. Visual, amenity, and ecological impacts are addressed through planting, buffers, and integrated stormwater design. Cultural values are incorporated through collaboration with Mana Whenua, enhancing the greenway's role in ecological and cultural restoration. As a result, Section 17 of the RMA has been complied with.

#### 7.4.3 Part 6 of the Resource Management Act 1991

Part 6 of the RMA relates to resource consents. It sets out how decisions on applications for resource consents are considered if applied for under the RMA. The relevant sections in Part 6 are addressed below:

- The primary decision-making section applying to both is Section 104 of the RMA. A comprehensive assessment against Section 104 has been undertaken above. In short, it concludes that the resource consent approvals sought are consistent with all of the planning instruments to which regard must be had;
- Under Section 105 RMA when deciding an application for a discharge permit the decision maker must have regard to the nature of the discharge and the sensitivity of the receiving environment to adverse effects; the applicant's reasons for the proposed choice; and any possible alternative methods of discharge, including discharge into any other receiving environment;
  - The Ashbourne development includes discharges of stormwater and potentially sediment-laden water associated with construction and urban development. These discharges will be directed to newly constructed stormwater basins and the greenway, which are specifically designed to treat and filter runoff before it reaches the Waitoa River. The receiving environment has been assessed as having low ecological value due to historic farming, and the proposal includes significant ecological restoration to improve its resilience and sensitivity.
  - The use of stormwater basins and greenway corridors reflects a deliberate design choice to integrate infrastructure with ecological and cultural values. These features provide

not only stormwater treatment but also public amenity, biodiversity enhancement, and cultural storytelling opportunities, aligning with the project's place-based identity.

- Alternatives such as direct discharge to water bodies were considered less appropriate due to potential adverse effects. The chosen method—filtration through vegetated greenway and engineered basins—represents best practice in low-impact urban design and water-sensitive development.
- Under Section 106 of the Act, a consent authority may refuse to grant a subdivision consent if it considers that there is significant risk from natural hazards, or sufficient provision has not been made for legal and physical access to each allotment to be created by the subdivision. The site has been assessed for natural hazard risks, particularly flooding associated with the Waitoa River. The proposed subdivision avoids areas subject to significant flood risk, and future land use consents include detailed stormwater management infrastructure, including greenways and basins designed to mitigate flood impacts, refer to **Appendix 5F**. All proposed lots have been designed to ensure legal and physical access is provided. Where access is not immediately formed (e.g. for superlots), amalgamation conditions and future infrastructure delivery under subsequent land use consents will ensure compliance at the time of s224(c) certification. As such, there are no reasons to refuse to grant subdivision consent under Section 106 of the RMA.
- Section 107 specifies specific circumstances when a discharge consent cannot be granted. The proposal is not anticipated to give rise to any of the matters listed above. As detailed in the Infrastructure Assessment at **Appendices 5F**, the stormwater management approach for the development has been comprehensively considered to ensure stormwater discharge from the site will not adversely affect receiving freshwater or coastal environments. With regard to the discharge of contaminants from the disturbance of contaminated land, appropriate measures will be in place to ensure the discharge is managed and will not result in any of the listed matters above.

#### 7.4.4 Part 8 of the Resource Management Act 1991

Part 8 of the RMA relates to designations and heritage orders. No heritage orders or designations apply to the site or are proposed.

#### 7.4.5 Part 9 of the Resource Management Act 1991

Part 9 of the RMA relates to water conservation orders, freshwater farm plans and use of nitrogenous fertiliser. These matters are not relevant to any of the approvals sought.

#### 7.4.6 Part 10 of the Resource Management Act 1991

Part 10 of the RMA relates to subdivision and reclamations. All of the provisions addressed below are relevant to the resource consent subdivision approvals sought:

- Specific conditions have been proposed in relation to the subdivision consent approval that is sought. These conditions align with Section 220 of the RMA;
- Some of the conditions proposed provide for the issue of a consent notice in accordance with Section 221 of the RMA;
- Esplanade reserves will be provided in accordance with the requirements of Section 230 of the RMA;



- Roads and reserves to vest, and easements are shown on the engineering drawings and accord with standard RMA practice; and
- All boundaries and allotments are shown on the scheme plans.

#### 7.4.7 Other Relevant Legislation

There is no other primary legislation relevant to the RMA approvals being sought in this application under the RMA.

#### 7.4.8 Conclusion

Based on the analysis above, it is considered that the application is consistent with the parts of the RMA relevant to decision making under the FTAA, and the documents to which they refer.

### 7.5 Decision on Whether to Grant the Approvals Sought in the Application

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#### 7.5.1 Resource Consent Approvals

As set out in section 8.2 above none of the situations that require the panel to decline an application.

Assessment of the application against Sections 81 and 85 support a decision to grant the approvals sought in the application.

The Ashbourne development provides several benefits of regional significance. In particular:

- **Housing Supply and Urban Growth** - Ashbourne will deliver over 500 new residential units and 218 retirement living units, directly addressing the long-term housing shortfall identified in Matamata. The development supports a well-functioning urban environment with diverse housing typologies, enabling multi-generational living and improving housing affordability and choice;
- **Housing Supply and Highly Productive Land** - The proposal supports planned urban expansion within the Eldonwood South Structure Plan area, aligning with district and regional growth strategies. The use of this land for residential purposes, allows for the ongoing protection of high quality productive land for primary production purposes;
- **Stormwater Discharge and Ecosystem Health** - Establishes a multi-functional greenway corridor that treats stormwater before discharge into the Waitoa River, improving water quality and ecosystem health of waterbodies.
- **Ecological Enhancements** - Converts low ecological value farmland into a regenerative landscape, contributing to regional environmental enhancement. The riparian restoration and indigenous planting along the river margins and greenway will enhance biodiversity and habitat connectivity;
- **Transport** - Supports regional transport planning objectives by reducing congestion and encouraging mode shift including through active transport;
- **Climate Change and Resilience** - Incorporates low-impact stormwater design through the greenway, mitigating flood risk and enhancing climate resilience. Enhances resilience to climate change through integrated green infrastructure and reduced carbon emissions;

- **Integrated Infrastructure and Community Services** - The proposal includes a neighbourhood commercial node, healthcare facilities, and a connected transport network. These elements will enhance local service provision, reduce reliance on the Matamata town centre, and support population growth in a planned and coordinated manner.
- **Renewable Energy Generation** - Two solar farms, covering over 36 hectares, will generate enough electricity to power more than 7,000 homes annually. This contributes to national renewable energy targets and supports regional energy resilience, while preserving productive land through dual-use agrivoltaic farming.
- **Environmental Enhancement and Climate Resilience** - The greenway corridor integrates stormwater management, ecological restoration, and active transport infrastructure. It improves the health of the Waitoa River, mitigates flood risk, and enhances biodiversity in an area previously degraded by intensive farming.
- **Cultural Recognition and Partnership** - The development has been shaped through extensive and ongoing engagement with Ngāti Hauā, Ngāti Hinerangi, and Raukawa, incorporating cultural values into the design of public spaces, planting, and wayfinding. This supports Treaty principles and strengthens regional identity.
- **Economic Stimulus and Employment** - Ashbourne will generate significant construction activity and long-term employment through its residential, commercial, and retirement precincts. It will stimulate the local economy and contribute to infrastructure investment across the district.
- **Economic Stimulus** - Supports the local economy by increasing population density near the town centre and commercial node, boosting demand for services and amenities;

The potential adverse impacts of the proposal have been avoided, remedied or mitigated through the design of the proposal and the mitigation measures secured through conditions of consent, and the proposal is generally in accordance with the relevant planning documents.

The relevant test for declining an approval in section 85 of the FTAA is whether the adverse impacts of the proposal are sufficiently significant to be out of proportion to the project's regional or national benefits, noting that a panel cannot form the view that an adverse impact meets this threshold solely on the basis that the adverse impact is inconsistent with or contrary to a planning or policy document. In our opinion, the development proposed delivers extensive positive effects demonstrating that support the granting of the approvals sought in this application.

## 8.0 Proposed Conditions

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This section of the application is provided in accordance with clause 5(1)(k) and clause 18 of Schedule 5 of the Act. These clauses require that an application provides conditions for the resource consent. The proposed conditions of consent which seek to implement the mitigation measures that have been identified as being necessary are included as **Appendix 50**.

In recommending the proposed conditions of consent for this application in accordance with Clause 5(1)(k) of Schedule 5, the conditions are proposed to:

- Appropriately manage adverse effects, including providing mitigation to prevent or reduce adverse effects during and after construction in accordance with Clause 6(1)(d) of Schedule 5; and

- Give effect to those matters that the panel must consider under Section 81(2)(a).

The conditions are not considered to be more onerous than necessary and comply with Section 83 with reference to Section 81(2)(d), and it is considered that they meet the requirements of the FTAA.

## 9.0 Conclusion

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This part of the overall proposal involves the development of a residential subdivision and greenway within the Ashbourne development.

Based on the above report and information included in the Overview Report (**Volume 1**), it is considered that:

- Appropriate consultation and engagement has been undertaken with relevant stakeholders, including Matamata Piako District Council, Waikato Regional Council, Mana Whenua, and the administering agencies;
- Consideration of planning documents recognised by relevant iwi authorities and lodged with Waikato Regional Council has been undertaken;
- Having considered the actual and potential effects of the proposal, the proposal will generate less than minor adverse effects that, subject to appropriate conditions of consent, will be further avoided, remedied, or mitigated;
- The proposal accords with the relevant objectives and policies of the Matamata Piako District Plan, Waikato Regional Policy Statement, and Waikato Regional Plan;
- The proposal accords with the NPS-REG, NPS-FM, NPS-UD, NPD-HPL, and NPS-IB;
- The proposal achieves the purpose of the FTAA to facilitate delivery of infrastructure and development projects within significant regional or national benefits; and
- The proposal is considered to be consistent with Parts 2, 3, 6, and 8-10 of the RMA.

It is therefore concluded that the proposal satisfies all matters the EPA is required to assess, and that it can be granted consent under the FTAA subject to conditions.