

Draft Conditions - Super Lot & Residential lifestyle Subdivision

JOB NUMBER: 23-1883

Waikato Greenfield Racing Hub
PROJECT

Waikato Thoroughbred Racing Inc
CLIENT

REVISION TYPE – REV 1
17 September 2026

SUPER LOT SUBDIVISION CONDITIONS (BOUNDARY RELOCATION)

Activity in accordance with the application

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

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

Lapsing of consent

3. The consents related to the development shall lapse 10 years after the date of commencement unless given effect to prior or unless specified otherwise below.

Survey plan approval (s223) conditions

4. The Consent Holder must submit a survey plan in general accordance with the super lot subdivision scheme plan (Ref SCHEME PLAN – FULL DEVELOPMENT – SHEETS C-050 – 062) The survey plan must show all easements and amalgamation conditions required by this consent.

Easements, consent notices and amalgamation conditions

5. That all easements referenced in the proposed memorandum of easements shall be duly granted and reserved.

6. That Lots 2 and 3 hereon be held together as one Record of Title.

7. That Lots 6 and 8 hereon be held together as one Record of Title

8. That Lot 7 hereon and Lot 2 DP 404891 [RT 417116] be held together as one Record of Title.

Services

9. The Consent Holder must make provision for telecommunications and electricity to all relevant lots, in general accordance with the requirements of the respective utility operators. If new reticulation is installed, these utilities must be underground. Confirmation from the utility providers that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

   Advice Note:
   This condition will only apply to if hardwire telecommunications if the wireless option provided for in Condition 14 is not chosen. Should wireless telecommunications be the preferred option, a consent notice will be placed on those lots in accordance with condition 14.

Section 224(c) compliance conditions

10. The Consent Holder must demonstrate that Conditions 3-6 have been met, at the time of application for Section 224(C) certificate for each Stage or Sub-Stage.

11. The application for a certificate under section 224(c) of the RMA must be accompanied by certification from a professionally qualified surveyor or engineer that all the conditions of subdivision consent have been complied with.

12. Councils processing fees are to be paid in accordance with the Council's schedule of fees and charges prior to the signing of the s224 certificate.

13. Pursuant to Section 36 of the Resource Management Act 1991 the Consent Holder must pay the actual and reasonable costs incurred by the Waikato District Council when monitoring the conditions of this consent.

Legal Documents

Consent Notices – Wireless Telecommunications

14. The following conditions must be complied with on an ongoing basis and must therefore be subject of a consent notice registered against the relevant title(s) in accordance with section 221 of the Resource Management Act 1991:

    a. If hardwire telecommunications supply reticulation is not installed to the boundary of any Lot the following condition must be complied with on, an ongoing basis and must therefore be the subject of a consent notice registered against the relevant title(s) in accordance with section 221 of the Resource Management Act 1991 to alert current and future owners that;

    b. No underground hardwire telecommunications supply is available to the boundary of Lot (Lot 1-5), as confirmation was obtained from a telecommunications provider advising that the provision for a wireless telecommunication connection is available to Lot (Lot 1-5)

    Consent notices must be prepared by Waikato District Council or the relevant local authority's Solicitor.

    Advice Note:
    This consent notice shall only be applied to Lots which do not have a hardwire telecommunication supplied to the lot boundary.

Consent Notice – Power Supply

15. The following conditions must be complied with on an ongoing basis and must therefore be subject of a consent notice registered against the relevant title(s) in accordance with section 221 of the Resource Management Act 1991 to alert current and future owners that:

    a. No hardwire energy supply reticulation is available to the boundary of Lot (1-5). At time of building consent, energy supply shall be provided to the land, either via reticulation or an alternative "off the grid" method, to the satisfaction of Council. If an "off the grid" method is used, the ongoing costs of maintaining and replacing system components will be at the Owners' cost. The proposed off grid energy solution shall include provision for energy supply and storage to service the scale of the dwelling and proposed buildings.

    Advice Note:
    This consent notice shall only be applied to Lots which do not have a hardwire power supply, supplied to the lot boundary.

    Consent notices must be prepared by Waikato District Council or the relevant local authority's Solicitor.

RURAL LIFESTYLE LOT SUBDIVISON CONDITIONS

General Conditions

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

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

   The consents related to the development shall lapse 10 years after the date of commencement unless given effect to prior or unless specified otherwise below.

3. The Consent Holder must submit a survey plan in general accordance with the rural lifestyle lot subdivision scheme plan (Ref SCHEME PLAN – FULL DEVELOPMENT – SHEETS 5 and 6). The survey plan must show all easements and amalgamation conditions required by this consent.

4. That all easements referenced in the proposed memorandum of easements shall be duly granted and reserved.

5. The application for a certificate under section 224(c) of the RMA must be accompanied by certification from a professionally qualified surveyor or engineer that all the conditions of subdivision consent have been complied with.

6. Councils processing fees are to be paid in accordance with the Council's schedule of fees and charges prior to the signing of the s224 certificate.

7. Pursuant to Section 36 of the Resource Management Act 1991 the Consent Holder must pay the actual and reasonable costs incurred by the Waikato District Council when monitoring the conditions of this consent.

Prior to Works Commencing

Monitoring Team Notification

8. The Consent Holder must notify the Waikato District Council Monitoring Department or Monitoring Department of the relevant local authority at least 2 working days prior to the commencement of the activities associated with this consent.

Developer's Representative

9. Prior to the commencement of the engineering design or construction works, the Consent Holder shall appoint a developer's representative who shall supervise and provide certification of the engineering works

Detailed Engineering Plans

10. The following engineering plans are to be submitted and approved for the construction works required for completion of this subdivision including ROWs, public road, entranceways.

Management Plans

11. That the following management plans be submitted and approved:

    - Construction Management Plan (CMP)
    - Erosion and Sediment Control Plans (ESCP)
    - Construction Noise and Vibration Management Plan (CVNVMP)
    - Construction Traffic Management Plan (CTMP)
    - Stormwater Management Plan

Vested Roads

12. All new roads shall be designed and constructed for the purpose intended, shall include traffic facilities, road lighting and road drainage as appropriate. The design is to provide adequate access provisions for refuse services, moving trucks, fire appliances and adequate kerbside space for refuse collection/recycling receptacles.

13. Overhead lighting shall be installed in the public road and pedestrian accessways and designed to comply with AS/NZS 1158 and the Regional Infrastructure Technical Specifications.

14. The consent holder must provide a Lighting Plan prepared by a qualified Lighting Engineer, to the Council for certification.

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

    The Lighting Plan must:

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

b. Outline requirements for outdoor lighting, including warm-spectrum luminaires (≤2700 K), hoods and louvres and the lowest practicable mounting heights and outputs, dimming and switching controls and minimisation of blue-rich and upward light

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

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

Pre-construction Road Safety Audit

15. Prior to engineering design acceptance, a detailed design road safety audit shall be undertaken in accordance with sections 3.2.5 of the RITS at no cost to Council. The road safety auditors shall be commissioned from another organisation independent of the Consent Holder, designer and contractor. Audit recommendations and design changes arising from the detailed design road safety audit shall be accepted by the Strategic Development Unit Manager (or nominee) prior to changes (if any) being implemented.

Landscaping

16. The Consent Holder must provide a set of detailed landscape design drawings and supporting written documentation which have been prepared by a SQEP for the landscaping covenant areas shown on the scheme plan to be certified by Waikato District Council.

17. At a minimum, this information must include landscape design drawings, specifications and maintenance requirements including:

(a) Any vegetation to be removed;

(b) Details of how the Consent Holder has engaged with Ngaati Hauaa and Ngaati Korokii Kahukura and incorporated their values into the landscaped areas of the Project.

(c) An annotated planting plan(s) which detail the proposed location and extent of all areas of planting;

(d) A plant schedule based on the planting plans detailing height and/or grade and or density at time of planting;

(e) Details of draft specification documentation for any specific drainage, soil preparation, tree pits, staking, irrigation and mulching requirements;

(f) An annotated pavement plan and related specifications, detailing proposed levels and the materiality and colour of all proposed hard surfacing;

(g) A landscape maintenance plan (report) and related drawings and specifications for all aspects of the finalised landscape design, including in relation to the following:

i. Irrigation (if necessary)
ii. Weed and pest control
iii. Plant replacement
iv. Inspection timeframes
v. Contractor responsibilities

18. Prior to sale of the Lots, the Consent Holder must implement the certified landscape design under Condition [15] and thereafter maintain the landscaping in accordance with the certified landscape maintenance plan which must specify the timeframe that ongoing maintenance is required for.

Advice Note:
Landscaping associated with public roads will need to be in accordance with Waikato District Council standards and receive separate engineering plan approval when lots are to be created, and land is vested at the time of subdivision and will need to be in accordance with certified landscaping plans under the subdivision.

During Construction

Erosion and Sediment Control

19. Prior to undertaking any earthworks activities on the site; erosion and sediment control measures must be installed in accordance with the Waikato Regional Council's '*Erosion and Sediment Control Guidelines for Disturbing Activities: January 2009'* and maintained in accordance with these guidelines to the satisfaction of a Monitoring Officer from the Waikato District Council

    Advice Note: At completion of earthworks, installed erosion and sediment control measures must not be removed until the approval is obtained from the Monitoring Officer of the Waikato District Council.

20. The consent Holder must undertake all construction works in accordance with the certified design and the RITS. In circumstances where there is a conflict between the details shown in the certified design and the RITS, certified design must prevail.

    Advice Note:
    A Corridor Access Request (Car) is required to be made to, and approved by, Council's Roading Network Controls Corridor Engineer before any activity is undertaken within any corridor

Prior to Approval of 223

Vesting of Land

21. That Lot 500 shall be vested in Waikato District Council (or the relevant Territorial Authority) for the purpose shown on the subdivision plan (SCHEME PLAN – FULL DEVELOPMENT – SHEET 6)

Easements

22. All easements for Right of Way, Right to Convey Water, Right to Drain Water, Right to convey Electricity and right to convey telecommunications (where applicable) shown on the subdivision scheme plan to be shown in the Schedule / Memorandum of the Land Transfer Survey plans.

23. An easement in gross for the Right to Drain water shown on the scheme plan over the respective lots in favour of Waikato District Council must be granted and reserved. The easement in gross must be shown on the Land Transfer Plan and included in the memorandum of easements.

Land Covenants

24. The proposed land covenants for landscaping on Lots 9 - 13 and 14 – 26, 27, 29 and 35 – 41 shown as covenant areas on the scheme plan, must be shown on the Land Transfer Plans.

Prior to the application of s224 approval the Consent Holder must comply with the following conditions.

25. Engineering works as shown on approved plans for stormwater, entranceways, ROWs, public road to be constructed in accordance with the approved plans.

Residential Design Guide

26. Prior to the issue of a Section 224(c) certificate, a Residential Design Guide shall be prepared and submitted to the Council for approval. The approved Residential Design Guide shall be registered by consent notice against all allotments capable of accommodating a dwelling.

    The Residential Design Guide shall demonstrate how the approved development will achieve a high-quality residential environment and shall include, as a minimum:

    a) The proposed Design Panel review process;

b) Building design and architectural treatment, including materiality and colour palettes;
b) Streetscape interface and frontage design;
c) Garaging and vehicle access design;
d) Private outdoor living space design;
e) Landscaping, fencing, and boundary treatments;
f) Passive surveillance and CPTED principles;
g) Provision for solar access and residential amenity;
h) Treatment of services, utilities, rubbish storage, and outdoor plant;

All future dwellings shall be designed and constructed in accordance with the approved Residential Design Guide

Post-Construction Road Safety Audit

27. At completion of work a post-construction road safety audit shall be undertaken in accordance with Section 3.2.5 of the RITS at no cost to Council. Road safety auditors shall be commissioned from another organisation independent of the Consent Holder, designer and contractor. Audit recommendations and design changes arising from the detailed design road safety audit shall be agreed with the Strategic Development Unit Manager (or nominee) prior to changes (if any) being implemented.

Geotechnical Completion Report

28. A Geotechnical Completion Report (GCR) shall be prepared by a suitably qualified individual and submitted to council within 20 working days following the completion of earthworks. The geotechnical report shall be in accordance with the RITS.

Telecommunications

29. Written confirmation shall be provided from the consent holder confirming that connections and reticulations for telecommunication have been placed to the boundaries of all Lots; Or

    The Consent Holder must provide, to the satisfaction of Council, a wireless telecommunication availability map from an appropriate wireless network utility authority demonstrating that wireless telecommunications are available to service all Lots.

Power Supply

30. Written confirmation shall be provided from the consent holder confirming that connections and reticulations for power have been placed to the boundaries of all Lots; Or
    Written confirmation shall be provided from an alternative “off the gird” power supply provider confirming that a suitable site-specific alternative energy supply can be provided to service all lots to the satisfaction of Waikato District Council or the relevant local authority.

Vehicle Access

31. All new vehicle accesses to a public road must be constructed on all lots in the location on the approved scheme plan. All work is to be completed in accordance with diagram D3.3.4.

    Advice Note:
    A Corridor Access request (CAR) is required to be obtained from Council’s Roading Corridor Engineer before any activity is undertaken within the road corridor.

As-built drawings / RAMM (for public road)

32. As-built drawing and RAMM information, including a schedule of assets to vest (Asset Tables), for all works covered in the certified design must be provided. As-built drawings and RAMM information must be in accordance with the requirements RITS and be submitted for certification by the Land Development Engineer at Waikato District Council.

Construction Certification

Certification

33. A 'Contractors Certificate – construction', for each separate work undertaken by each individual contractor as part of the consented subdivision, shall be provided to the satisfaction of the Land Development Engineer at Waikato District Council or other relevant local authority.

    Advice Note:
    An acceptable format for certification upon completion of works can be found in the NZS4404-2010 Schedule 1B (Contractor's certificate upon completion of land development/subdivision).

34. A 'Certification of Completion of Development Works' prepared and signed by the developer's Representative/ a suitably qualified professional, shall be provided to the satisfaction of the Land Development Engineer, Waikato District Council or the relevant local authority, to confirm that all works have been carried out in accordance with the approved plans and appropriate standards.

    Advice Note:
    An acceptable format of 'Certificate of Completion of Development Works' can be found NZS4404-2010 Schedule 1C (Certification upon completion of land development/subdivision).

Legal Documents

Consent Notices – Wireless Telecommunications

35. The following conditions must be complied with on an ongoing basis and must therefore be subject of a consent notice registered against the relevant title(s) in accordance with section 221 of the Resource Management Act 1991:

    If hardwire telecommunications supply reticulation is not installed to the boundary of any Lot the following condition must be complied with on, an ongoing basis and must therefore be the subject of a consent notice registered against the relevant title(s) in accordance with section 221 of the Resource Management Act 1991 to alert current and future owners that;

    a. No underground hardwire telecommunications supply is available to the boundary of Lot (Lot 9-13 and 14-41), as confirmation was obtained from a telecommunications provider advising that the provision for a wireless telecommunication connection is available to Lot (Lot 9-13 and 14-41)

    Consent notices must be prepared by Waikato District Council or the relevant local authority's Solicitor.

    Advice Note:
    This consent notice shall only be applied to Lots which do not have a hardwire telecommunication supplied to the lot boundary.

Consent Notice – Power Supply

36. The following conditions must be complied with on an ongoing basis and must therefore be subject of a consent notice registered against the relevant title(s) in accordance with section 221 of the Resource Management Act 1991 to alert current and future owners that:

    a. No hardwire energy supply reticulation is available to the boundary of Lot (Lot 9-13 and 14-41). At time of building consent, energy supply shall be provided to the land, either via reticulation or an alternative "off the grid" method, to the satisfaction of Council. If an "off the grid" method is used, the ongoing costs of maintaining and replacing system components will be at the Owners' cost. The proposed off grid energy solution shall include provision for energy supply and storage to service the scale of the dwelling and proposed buildings.

    Advice Note:
    This consent notice shall only be applied to Lots which do not have a hardwire power supply, supplied to the lot boundary.

    Consent notices must be prepared by Waikato District Council or the relevant local authority's Solicitor.

Consent Notice – Geotechnical Report

37. The following conditions must be complied with on an ongoing basis and must therefore be subject of a consent notice registered against the relevant title(s) in accordance with section 221 of the Resource Management Act 1991 to alert current and future owners that:

    a. At the time of building consent application, the current or future owner(s) of Lots Lot 9-13 and 14-41 must provide a site specific geotechnical report prepared by a suitably qualified individual for the design of onsite stormwater, wastewater and foundations.

Consent Notice – Established Rural Land Uses and Racing activities

38. The following conditions must be complied with on an ongoing basis and must therefore be subject of a consent notice registered against the relevant title(s) in accordance with section 221 of the Resource Management Act 1991 to alert current and future owners that:

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

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

Consent Notice – Residential Design Guide

39. The following conditions must be complied with on an ongoing basis and must therefore be subject of a consent notice registered against the relevant title(s) in accordance with section 221 of the Resource Management Act 1991 to alert current and future owners that:

    a. Pursuant to section 221 of the Resource Management Act 1991, all dwellings and accessory buildings constructed on the allotments created by this subdivision shall be designed and undertaken in accordance with the Residential Design Guide approved by the Council.

       No building consent shall be issued for any dwelling or accessory building unless written confirmation has been provided by the design review panel that the proposed development is consistent with the approved Residential Design Guide.

Covenant documents

40. The proposed landscaping land covenant document shall be prepared by Waikato District Council's Solicitor.

    Please request your land covenant document be prepared prior to requesting 224 approval.

Easement in Gross

41. The easement in gross shall be prepared by the Consent Holder's Solicitor and shall include Waikato District Council's standard conditions for Easements In Gross for Right to Drain Water. The consent holder shall ensure its solicitor provides an undertaking that all easements in gross shall be registered against the record of title for Lots 20-23, 26, 30 and 35 - 41 at the deposit of the survey plan.

Advice Notes:

Lapse Date

1. This Resource Consent for subdivision lapses 10 years after the commencement of the consent, unless

a) The consent is given effect to prior to that date

Or

b) *An application is made to the consent authority to extend the period after which the consent lapses, and the consent authority decides to grant an extension after taking into account*
   (i) *Whether substantial progress or effort has been, and continues to be, made towards giving effect to the consent; and*
   (ii) *Whether the applicant has obtained approval from persons who may be adversely affected by the granting of an extension; and*
   (iii) *The effect for the extension on the policies and objectives of any plan or proposed plan.*

Private Covenants

2. *Please be aware if a private covenant is registered on the Record of Title, it is the responsibility of the consent holder to investigate the relevance of that covenant, as come covenants may restrict certain activities occurring on the site*

Corridor Access Request

3. *A Corridor Access Request (CAR) is required to be made to, and approved by, Council's Roading Team before any activity is undertaken within the road corridor.*

Tracking of materials onto roads

4. *The Consent Holder is to be advised that any debris that is tracked or spilled onto any public road as a result of the exercise of this consent is to be removed as soon as practical, and within a maximum of 24 hours after the occurrence, or as otherwise directed by the Waikato District Council's Roading Team.*
   The Consent Holder, upon becoming aware of the need to clean up the roadway, must advise Waikato District Council's Roading Team for the need for the road to be cleaned up, and what actions are being taken to do so.
   The cost associated with cleaning of the roadway and any affected drainage facilities, including all temporary traffic control, is the responsibility of the Consent Holder.

Road Naming

5. *Please note that Councils Road Naming Policy will apply to this proposal.*

Archaeological sites may be affected by the proposal

6. *It is possible that archaeological sites may be affected by the proposed work. Evidence of archaeological sites may include burnt and fire cracked stones, charcoal, rubbish heaps including shell, bone and/or glass and crockery, ditches, banks, pits, old building foundations, artefacts of Māori and European origin or human burials. The applicant is advised to immediately stop work and contact Heritage New Zealand Pouhere Taonga if the presence of an archaeological site is suspected. Work affecting archaeological sites is subject to a consenting process under the Heritage New Zealand Pouhere Taonga Act 2014. If any activity associated with this proposal, such as earthworks, fencing or landscaping, may modify or destroy any archaeological site(s), an authority (consent) from Heritage New Zealand Pouhere Taonga must be obtained for the work to proceed lawfully.*

   The Heritage New Zealand Pouhere Taonga Act 2014 contains penalties for unauthorised site damage.

   In addition to contacting Heritage New Zealand Pouhere Taonga, it is requested that you also contact Council's Monitoring Department at monitoring@waidc.govt.nz with the consent number, address of property and date of when works cease