

Draft Conditions – Groundwater Take

JOB NUMBER: 23-1883

Waikato Greenfield Racing Hub
PROJECT

Waikato Thoroughbred Racing Inc
CLIENT

REVISION TYPE - REV 1

1 October 2026

INTRODUCTION

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

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

This appendix sets out the full suite of conditions required as part of the groundwater take applied for on site.

CONDITIONS OF CONSENT

1. This consent authorises groundwater take.

2. Groundwater taken pursuant to this consent must only be used in conjunction with the operation of the activities on the site.

3. Groundwater must only be taken via one or more production bores to be constructed within the land legally described as:

   - Section 49 SO 457609 [RT 632409]
   - Lot 1 DP 471383 [RT 650205]
   - Lot 2 DP 471383 [650204]
   - Section 2 SO 47526 [1027156]
   - Lot 2 DP 16925 [RT SA383/131]

4. Prior to the commencement of construction, the consent holder must prepare a Groundwater Monitoring and Mitigation Plan (GMMP). The purpose of the GMMP is to:

   (a) assess any potential drawdown effects resulting from the works;

   (b) specify measures necessary to avoid or remedy or mitigate any adverse effects on any existing, as at 1 October 2026 , lawfully established groundwater supply.

5. The GMMP shall describe the measures to be employed to ensure compliance with condition 6.

6. The GMMP shall include, but not be limited to, the following:

   (a) the establishment of appropriate baseline and monitoring information:

      i. monitoring sites (including piezometer installation)
      ii. datum levels for control bores or piezometers;
      iii. monitoring methods; and
      iv.trigger levels which are adequate to assess the effects of the works.

   (b) the methodology for reviewing:

      i. the effects of de-watering on groundwater levels and spring flows;
      ii. soil settlement effects;
      iii. adverse effects on existing infrastructure;
      iv. stream depletion effects; and
      v. reviewing the groundwater predictions and monitoring programme.

   (c) the procedures to be followed following the receipt of any complaint including:

i. establishing and reporting on whether the effect is caused by the construction or operation of the Hub (in accordance with conditions 18 and 19);

ii. providing emergency water supply or alternative arrangements (in accordance with condition 19(c)).

(d) the procedures to be followed if there is a breach of trigger levels

(e) the measures to remedy or mitigate effects in accordance with conditions 12-18

7. At least 40 working days prior to the commencement of activities authorised by this consent, the consent holder shall submit the GMMP for approval by the Waikato Regional Council - acting in a technical certification capacity - that the GMMP satisfies the requirements of condition 6. Any changes proposed to the GMMP shall be confirmed in writing by the consent holder and approved in writing by the Waikato Regional Council acting in a technical certification capacity, prior to the implementation of any changes proposed.

8. The consent holder shall undertake all activities authorised by this consent in accordance with the certified GMMP and certified changes.

9. The consent holder shall ensure that a copy of the certified GMMP, including any certified amendments, is kept on-site and this copy is updated within 5 working days of any amendments being certified.

10. Prior to physically taking groundwater pursuant to this consent for the first time, the Consent Holder must write to WRC and propose the maximum:

- daily net take volume; and
- annual, for the year ending 30 June, net take volume to be taken pursuant to this consent.

11. At least 6 months prior to the commencement of activities authorised by this consent the consent holder shall undertake a survey of water supply bores that are likely to be materially affected by the drawdown effects from the Project's construction and/or operation. The survey shall include but not be limited to the bores/springs identified in the GMMP.

A 'likely material effect' shall be defined as any effect that is, in the opinion of the Waikato Regional Council, likely to result in the water supply being worse than it would otherwise be in the absence of the works.

12. If the Waikato Regional Council considers, through monitoring and/or preconstruction survey that any water supplies are, or are likely to be, materially affected as a result of the construction and/or operation of the Expressway, the consent holder shall, subject to obtaining the approval of the relevant landowner:

(a) consult with the affected landowner/claimant regarding measures to address effects; and
(b) remedy the effect by (for example) lowering the pump, deepening the existing bore; or
(c) provide an alternative water supply to the properties supplied by the affected bores; or
(d) alternative arrangements.

The measures referred to in (b), (c) and (d) shall be referred to as "remediation".

13. The remediation referred to in condition 12 shall be such that the remediated water supply is broadly equivalent to what it would be in the absence of the Project construction and/or operation, and such remedy shall be permanent unless otherwise agreed by the affected landowner.

14. If a property owner does not provide approval under condition 12 then the consent holder will be deemed to have complied with this condition.

15. All remediation shall be certified by the Waikato Regional Council as meeting the requirements of condition 12.

16. Subject to landowner approval having been obtained, the consent holder shall carry out the remediation required by condition 12 as soon as is practical or otherwise as agreed with the landowner at the consent holder's full cost.

17. Where water supplies are identified as 'likely to be materially affected' through the pre-construction survey, the consent holder shall implement the requirements of condition 12 in sufficient time to complete the remediation or replacement measures prior to the commencement of works that may cause an effect on the supply.

18. In the event that the consent holder or Waikato Regional Council receives a claim that the works associated with this consent are affecting a bore/spring, and:

    (a) the claim is from the owner of a bore or spring which was in existence (or a replacement bore of at least the same depth), and had an existing lawful water take, as at 1st October 2026; and

    (b) the Waikato Regional Council agrees that the claimed effects can be reasonably attributable to the Project's construction and/or operation (in determining this, the Waikato Regional Council shall give consideration to the location, nature and depth of the claimant's bore/spring, the predicted groundwater drawdown, and the results of any monitoring); then:

    (c) the consent holder shall ensure that, within 2 working days, the claimant has a temporary water supply (comparable to the volume taken immediately prior to the claimed effect but taking account of any increase to cater for seasonal variations in water use) or be responsible for the costs of a claimant obtaining a temporary water supply; and

    (d) the consent holder shall commission an appropriately qualified person to investigate and report on the claim. The purpose of the investigation and reporting is to identify whether the effects on the claimant's bore/spring can more likely than not be attributed to the Project's construction and/or operation. The report shall be prepared and submitted to the Waikato Regional Council and the bore/spring owner within 30 working days of receiving the agreement (in accordance with condition 18(b)) from Waikato Regional Council to prepare the report.

20. If following investigation it is determined that the Project's construction and/or operation is more likely than not the cause of a material effect on any water supply, the process set out in conditions 12-18 shall be followed.

21. The proposed maximum net take volumes must:

    a) not exceed 1,192 cubic metres on a daily basis;

    b) not exceed, on an annual basis for the year ending 30 June, the product of the proposed maximum daily net take volume and;

    c) be based on the results of a properly designed and executed aquifer pumping test; and

    d) be demonstrated to be sustainable and technically justified through hydrogeological analysis by a suitably qualified and experienced hydrogeologist.

22. Prior to physically taking groundwater pursuant to this consent for the first time, the Consent Holder must submit a report to WRC that must demonstrate that:

    a) Any production bore to be used to take groundwater has been constructed in accordance with any applicable standards and any relevant bore construction consent.

b) The Consent Holder consulted with WRC prior to undertaking any aquifer pumping test to confirm that the Consent Holder's proposed aquifer pumping test design, duration and methodology were accepted by WRC as fit for purpose in terms of the proposed maximum net take volumes.

c) Any aquifer pumping test was undertaken by a suitably qualified and experienced hydrogeologist in accordance with design, duration and methodology accepted by WRC.

d) The results of any aquifer pumping test were used in hydrogeological analysis by a suitably qualified and experienced hydrogeologist who must be certified by the WRC prior to the supply of the report, to assess:

i. aquifer characteristics;
ii. Interference effects on any bore within the radius of influence;
iii. stream depletion effects on nearby surface water bodies; and
iv. sustainability of the proposed maximum net take volumes in terms of aquifer yield, including the ability of the aquifer to support the take over time without causing long-term decline in groundwater levels or other adverse environmental effects.

e) The hydrogeological analysis has demonstrated (in the opinion of WRC) that the proposed maximum net take volumes will likely not result in minor or more than minor interference effects on any bore. Or, if the hydrogeological analysis has demonstrated (in the opinion of WRC) that the proposed maximum net take volumes will likely result in minor or more than minor adverse interference effects on any bore, then that the Consent Holder has obtained written agreement from any such person confirming any such person's acceptance of the adverse effects and a copy of any written agreement in this regard has been submitted to WRC by the Consent Holder.

f) The hydrogeological analysis demonstrated (in the opinion of WRC) that the proposed maximum net take volumes will not result in more than minor adverse effects on any nearby surface water body because of stream depletion.

23. Groundwater must not be physically taken pursuant to this consent until WRC has both:

a) reviewed the report prepared by the Consent Holder and submitted to WRC in accordance with condition 12; and
b) confirmed in writing that WRC, acting in a technical certification capacity as to whether all of the matters set out in condition 12 have been addressed and met, has certified the maximum net take volumes proposed by the Consent Holder.

24. If WRC confirms in writing that WRC has certified the maximum net take volumes proposed by the Consent Holder, no more than the certified maximum net take volumes are authorised to be taken pursuant to this consent.

25. Within one month of the granting of the consent, the Consent Holder must implement a virtual water take measurement, recording and reporting system ("virtual system"). The virtual system must:
a) generate 96 virtual measurement values per day representing 96 15-minute periods; and
b) record a net take volume of zero cubic metres on a continuous basis in units of cubic metres for each 15-minute period; and
c) be automated and auditable; and
d) be capable of electronic daily reporting to Waikato Regional Council in accordance with Waikato Regional Council data standards and protocols; and
e) continuously operate upon and from its implementation date; and
f) cease operating upon and from the implementation date of the physical system required by condition 10.

26. Prior to physically taking groundwater pursuant to this consent for the first time, the Consent Holder must implement a physical water take measurement, recording and reporting system ("physical system"). The physical system must:
a) Measure and record the net take volume on a continuous basis in units of cubic metres for each

15-minute period; and

b) Have a minimum accuracy of +/-5 percent; and

c) be sealed and tamper-proof; and

d) be capable of electronic daily reporting to WRC in accordance with WRC data standards and protocols; and

e) continuously operate upon and from its implementation date.

27. The Consent Holder must ensure that the virtual system is verified as accurate by a suitably qualified person before the next 30 June following the granting of this consent, unless the physical system has been implemented and is operating, in which case virtual system verification is not required.

28. The Consent Holder must ensure that the virtual system is verified as accurate by a suitably qualified person at a frequency of no less than five yearly from the date of the first verification required by condition 9, unless the physical system has been implemented and is operating, in which case virtual system verification is not required.

29. The Consent Holder must ensure that the physical system is verified as accurate by a suitably qualified person:

a) within one month of groundwater physically being taken pursuant to this consent for the first time; and

b) at a frequency of no less than five yearly from the date of the first verification required by condition 13(a).

30. The WRC may at any time request the Consent Holder to engage a suitably qualified person to undertake verification of the physical system. The Consent Holder must comply with any such request within the timeframe specified by WRC in the request.

31. The Consent Holder must submit to WRC evidence of any verification, including the name and qualifications of the verifier and the results of the verification, within one month of any verification being completed.

32. After the date of physical system implementation, the Consent Holder must report, via a telemetry system compatible with WRC data standards and protocols, the continuous values of recorded net take volume in each 15-minute period. These data in units of cubic metres must be reported once daily to WRC via the telemetry system and:

a) there must be 96 values per daily report; and

b) when no water is being taken the data must specify the net take volume as zero.

33. The Consent Holder must pay to WRC any administrative charge fixed in accordance with section 36 of the Resource Management Act 1991, or any charge prescribed in accordance with regulations made under section 360 of the Resource Management Act.

In terms of s116 of the Resource Management Act 1991, this consent commences on .....