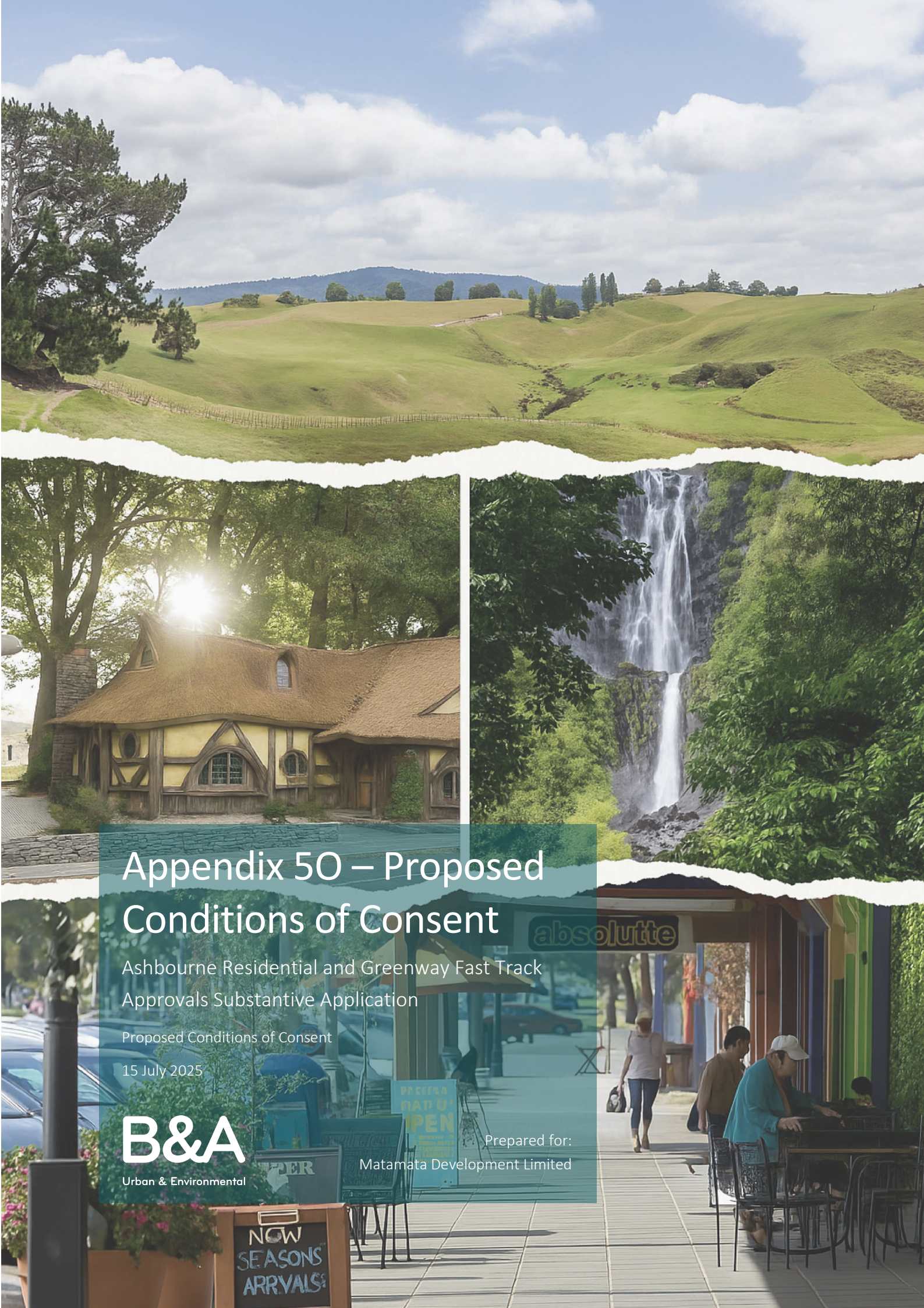

Appendix 5O – Proposed Conditions of Consent

Ashbourne Residential and Greenway Fast Track Approvals Substantive Application

Proposed Conditions of Consent

15 July 2025

B&A
Urban & Environmental

Prepared for:
Matamata Development Limited

B&A Reference:

20592

Status:

Final Revision A

Date:

15 July 2025

Prepared by:

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Contents

1.0 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 Superlot Subdivision, Residential, Retirement Village, and Solar Farms.

This report sets out the full suite of conditions required to deliver each of the individual consent approvals required for the **Residential and Greenway** portion of the project.

The development of the proposed conditions of consent package has been guided by the following key objectives to ensure clarity, efficiency, and regulatory compliance while facilitating high-quality development outcomes:

- **Alignment with Council Standards**: Where practicable, conditions align with Matamata Piako District Council (MPDC) and Waikato Regional Council (WRP) standard consent provisions to promote consistency, familiarity, and workability within the context of the site;
- **Clarity and Simplicity:** The proposed conditions of consent have been consolidated and streamlined to enhance readability, eliminate redundancy, and use clear, plain language for accessibility;
- **User-Friendly Conditions:** The proposed conditions of consent are drafted to be practical and understandable for all key stakeholders, including the EPA, applicant, contractors, future build partners, consultants, Council officers, and relevant agencies;
- **Balanced Outcomes:** The proposed conditions of consent are tailored to deliver balanced outcomes for all parties, including environmental protection, regulatory compliance, the applicant, neighbouring properties, and Council's monitoring team;
- **Structured for Project Complexity:** Separate proposed condition sets have been developed for the four project parts within the Application (superlot subdivision, residential, retirement village, and solar farms), ensuring that each project can be implemented independently while maintaining compliance with requirements and performance standards;
- **Clear Condition Application:** The proposed conditions of consent are structured to clearly differentiate between those applying to the overall development, specific stages, sub-stages, or individual lots, facilitating ease of implementation;
- **Long-Term Compliance:** Recognising the multi-stage nature of the development and the involvement of multiple delivery partners (including future build partners), The proposed conditions of consent are designed to be fit for purpose. Key delivery obligations are clearly defined for each stage;
- **Enabling Development While Safeguarding Environmental Outcomes:** The proposed conditions of consent allow certain project elements to be delivered independently where appropriate, while ensuring strong environmental safeguards remain in place; and
- **Best Practice Resource Management:** The proposed conditions of consent are structured to reflect sound resource management principles, ensuring that the development complies with statutory requirements and aligns with planning best practices.

To this end, the following section describes how the proposed conditions of consent are structured to deliver the above objectives.

1.1 Structure of Consents and Proposed Conditions

Given the timing and staging of the various works across the project and subsequent consent approvals that are sought, the proposed conditions of consent have been supplied across four documents (Appendix 2D, Appendix 3L, Appendix 4L, and Appendix 5O) to reflect the consent approvals that are required for each part of the project. These are diagrammatically set out in Figure 1, with a summary on how each condition set has been structured within each conditions document. Note that placeholders have been purposefully left within proposed conditions documents for the addition of approved document references where applicable.

Vol 2 Stage 0 Subdivision	Vol 3 Solar Farm	Vol 4 Retirement Village	Vol 5 Residential and Greenway
NESCS under Regulation 9(1)	**NESCS under Regulation 9(1)**	**NESCS under Regulation 9(1)**	**NESCS under Regulation 9(1)**
MPODC Section 11 Subdivision Consent	**WRP Section 9 Land Use Consents**: • Drilling activities; • Construction of culvert.	**WRP Section 9 Land Use Consents**: • Drilling activities.	**WRP Section 9 Land Use Consents**: • Drilling activities;
	MPODC Section 9 Land Use Consents	**WRP Section 14 Water Take Consents**: • Groundwater take.	**WRP Section 14 Water Take Consents**: • Groundwater take; • Watercourse diversion.
		WRP Section 15 Discharge Consents: • Discharge of water or sediment-laden water; • Discharge of wastewater.	**WRP Section 15 Discharge Consents**: • Discharge of water or sediment-laden water; • Discharge of stormwater.
		MPODC Section 9 Land Use Consents	**MPODC Section 9 Land Use Consents**
		MPODC Section 11 Subdivision Consent	**MPODC Section 11 Subdivision Consent**

Figure 1: Structure of Required Consents

1.2 Structure of the Proposed Conditions of Consent

Given the timing and staging of the various works across the project and subsequent consent approvals that are sought, the proposed conditions of consent have been structured in five parts to reflect the five distinct consents required. These are:

(1) District Council Land Use Consent

(2) District Council Subdivision Consent

(3) Regional Council Consent – Land Disturbance

(4) Regional Council Consent – Stormwater Discharge

(5) Regional Council Consent – Temporary Groundwater Take

Within each project part, the proposed conditions of consent have been separated to reflect the consent approvals that are sought for each part of the project.

2.0 Abbreviations and Definitions

Abbreviation/term	Meaning/definition
ADP	Accidental Discovery Protocol
AEE	Assessment of Effects on the Environment
ASS	Acid Sulphate Soils
Certification	Certification is confirmation from a Consent Authority that a Management Plan meets the objectives and requirements of the conditions of the consents that relate to it
CIA	Cultural Impact Assessment
CMP	Construction Management Plan
CNVMP	Construction Noise and Vibration Management Plan
Completion of Construction	When construction of the Project (or the relevant part of the Project) is complete and it is available for use
Consent Authority	Means a regional council, a territorial authority, or a local authority that is both a regional council and a territorial authority, whose permission is required to carry out an activity for which a resource consent is required under the RMA
Consent Holder	Matamata Development Limited
Construction Works	Activities undertaken to construct the Project under these resource consents, excluding Enabling Works
CSMP	Contaminated Soil Management Plan
CTMP	Construction Traffic Management Plan
Detailed Design	Develops the indicative design (for consenting) to a stage where the design is refined and plans are set for construction
DOC	Department of Conservation
EMP	Ecological Management Plan
Enabling Works	Include the following and similar activities: Geotechnical and hydrogeological investigations and land investigations, including formation of access on land for investigations; Establishing site yards, site offices, site entrances and fencing; Demolition and removal of buildings and structures; Relocation of services; and Health and safety measures.
EPA	Engineering Plan Approval
ESCP	Erosion and Sediment Control Plan
FMP	Fish Management Plan
GCR	Geotechnical Completion Report
GEMP	Geotechnical Effects Management Plan
GMCP	Groundwater Monitoring and Contingency Plan
HNZPT	Heritage New Zealand Pouhere Taonga
LBMP	Long-tailed Bat Management Plan

LMP	Lizard Management Plan
Manager	The Manager for resource consents of the relevant council or authorised delegate
MPDC	Matamata Piako District Council
NES-CS	National Environmental Standard for Managing Contaminants in Soil
NPS-FW	National Policy Statement – Freshwater Management
OMMP	Operation, Monitoring and Maintenance Plan
PP	Planting Plan
Project	Ashbourne Solar Farms
Project Liaison Person	The person or persons appointed by the Requiring Authority / Consent Holder to be the main and readily accessible point of contact for persons wanting information about the Project or affected by the construction work.
RAP	Remedial Action Plan
RITS	Regional Infrastructure Technical Specifications
RMA	Resource Management Act 1991
Suitably Qualified Person	A person (or persons) who can provide sufficient evidence to demonstrate their suitability and competence in the relevant field of expertise.
SQEP	A suitably qualified environmental practitioner for the purposes of the assessment of contaminated land (Guidance on what is expected of the SQEP is provided in the NESCS Users' Guide 2012).
SVR	Site Validation Report
TMP	Traffic Management Plan
NZTA	Waka Kotahi New Zealand Transport Agency
WRC	Waikato Regional Council For the purposes of submitting information in relation to the below conditions WRC has the meaning of "Chief Executive (or nominee)"

3.0 Schedule 1 – Register of Specialist Documentation

Document	Appendix No.	Author	Date	Document Version
AEE	N/A	Barker and Associates	15/07/2025	A
Architectural Drawings – 400m^2 & Under Dwelling Typology	Appendix 5A	-	-	-
Architectural Drawings – Over 400m^2 Lot Size Dwelling Typology	Appendix 5A	-	-	-
Proposed Land Use Consent Plans	Appendix 5A	Maven Waikato Limited	06/2025	C
Commercial Node Architectural Drawings	Appendix 5B	Awa Architects	17/04/2025	R1
Residential Design Guideline	Appendix 5C	Barker and Associates	June 2025	-
Landscape Drawings	Appendix 5D	Greenwood Associates	28/05/2025	-
Landscape Assessment Report	Appendix 5E	Greenwood Associates	10/06/2025	0
Landscape Assessment – Visual Simulations Package	Appendix 5E	Greenwood Associates	10/06/2025	-
Infrastructure Report	Appendix 5F	Maven Waikato Limited	28/06/2025	C
Engineering Drawings	Appendix 5F	Maven Waikato Limited	June 2025	-
Earthworks Management Plan	Appendix 5G	Maven Waikato Limited	26/06/2025	C
Construction Management Plan	Appendix 5H	Maven Waikato Limited	26/06/2025	B
Stormwater Management Plan	Appendix 5I	Maven Associates Limited	30/05/2025	A
Stormwater Operations & Maintenance Plan	Appendix 5J	Maven Waikato Limited	30/05/2025	A
Construction Noise and Vibration Assessment	Appendix 5K	Styles Group	04/06/2025	-

Draft Construction Noise and Vibration Management Plan	Appendix 5L	Styles Group	05/06/2025	-
Rules Assessment – Volume 5: Residential Development and Greenway	Appendix 5M	Barker and Associates	-	-
Objectives and Policies Assessment – Ashbourne Residential & Greenway	Appendix 5N	Barker and Associates	-	-
Cultural Impact Assessment	Appendix 1H	-	March 2025	-
Assessment of Ecological Effects	Appendix 1I	Ecological Solutions	14/07/2025	-
Ashbourne Ecological Management Plan	Appendix 1J	Ecological Solutions	July 2025	-
Economic Assessment of Proposed Development in Matamata	Appendix 1K	Insight Economics	23/06/2025	-
Land Use Capability Classification Assessment	Appendix 1L	Landsystems	21/08/2024	-
Geotechnical Investigation Report	Appendix 1M	CMW Geosciences	22/05/2025	1
Geotechnical Effect Management Plan	Appendix 1M	CMW Geosciences	22/05/2025	0
Ashbourne Development Hydrogeological Effects Assessment	Appendix 1N	WGA	18/06/2025	C
Hazardous Substances Management Plan	Appendix 1O	SLR Consulting New Zealand	27/05/2025	2.0
Integrated Transport Assessment	Appendix 1P	Commute Transportation Consultants	09/07/2025	-

4.0 District Council Conditions of Consent – Land Use Consent Residential & Commercial Node

4.1 General Conditions Applicable to All Stages

4.1.1 Compliance with Application

(6) That the project shall be undertaken in general accordance with all drawings and information as listed in Schedule 1 and received by the EPA on XXXXXXX 2025. Where there is any conflict between the information and drawings referred to above and the conditions of this resource consent, the conditions shall prevail.

(7) That the Commercial Node landuse activities be in general accordance with the plans and information contained in architectural drawings by Awa Architects (insert ref of final drawing set). The bulk and location of the Commercial landuse activities are further detailed in conditions 66-73 below.

(0) The Consent Holder shall be responsible for all contracted operations relating to the exercise of this land use consent, and shall ensure contractors are made aware of the conditions of this consent and their requirement to comply with those conditions.

(1) A copy of this land use consent and any certified management plans shall be kept onsite at all times that the works authorised by this consent are being undertaken, and shall be produced without unreasonable delay upon request from a servant or agent of a consent authority.

(2) That pursuant to clause 26(2) of Schedule 5 to the FTAA, the consent numbered LCXXXXX shall lapse five (5) years from the date of commencement unless it has been given effect to, surrendered, or been cancelled at an earlier date.

4.1.2 Review

(3) MPDC may once a year in the last 5 working days of May or November, and within 12 months of the completion of each stage serve notice on the Consent Holder under Section 128(1) of the RMA to review the conditions of this consent where:

a. A material adverse effect which was not identified in the AEE (and supporting material for the resource consent application) has arisen; or

b. The magnitude of adverse effects from the project are materially larger than what was indicated in the AEE (and supporting material for the resource consent application).

Reasonable costs associated with any review of conditions of this consent will be recovered from the Consent Holder in accordance with the provisions of Section 36 of the RMA.

4.1.3 Staging

(4) That the development may be undertaken in Stages or Sub-Stages, subject to that Stage or Sub-Stage complying with all relevant conditions within this resource consent; and that the Stage or Sub-Stage has been designed in general accordance with the plans, drawings, and information referenced in Schedule 1; and the Stage or Sub-Stage is able to be serviced in accordance with the conditions of this consent.

(5) That prior to the issue of planning clearance associated with any building consent application within any Stage or Sub-Stage, the Consent Holder shall provide a Stage Development Plan and supporting information covering the entire Stage or Sub-Stage for certification by the Council's District Planner that Condition (4) above can be met.

(6) That prior to each stage the following Stormwater, Wastewater and Water infrastructure requirements be designed and constructed in accordance with the approved (Insert MAVEN doc ref).

4.1.4 Neighbourhood Centre Super lot 1002 staging Option

(7) That prior to development occurring on Lot 1002, the consent holder confirms in writing either Option 1 or Option 2 as described in the AEE and shown on MAVEN scheme Plans for stage 4.

4.1.5 Stormwater

(8) That the following measures will be adopted to mitigate their effects of these overland flow paths on the proposed development and identified on the relevant development staging plans in accordance with condition 6 above:

I. Identify and maintain natural overland flow/watercourse locations to convey concentrated stormwater from the site. Utilise existing culverts (where possible) to maintain the same discharge locations, post development.

II. Any stormwater secondary over land flow paths and ponding areas shall be shown on the engineering plans. The flow paths shall be provided for a storm having a 100-year ARI. The secondary over land flow paths shall be designed in accordance with the Regional infrastructure Technical Specifications to accommodate the rainfall runoff in excess of the stormwater reticulation design capacity. The secondary over land flow path(s) shall be maintained on an ongoing basis. Any alteration of the ground and building of any structure along the path that will obstruct the flow shall be prohibited.

III. Identify and retain any upstream OLFPs and/or watercourses to avoid any upstream flooding.

IV. Ensure OLFPs are to be designed where possible within the roading network and discharge into watercourses and 100year - 10year detention devices.

(9) That Roof runoff is managed using inert roofing materials, while driveway runoff is directed through a catch pit with a sump for pre-treatment before disposal into a roadside soakage trench via soakage or on-site stormwater tank. Overflow is located in the catchpit system for flows surpassing the 10-yearevent within the lot areas. Excess flows will be diverted into the downstream basin via the road carriageway.

(10) The initial runoff volume (WQV) is treated via proposed roadside raingardens. the proposed rain gardens are integrated with the roadside soakage trench combined to cater for up to the 10-year storm event. Flows exceeding the 10-year soakage capacity are redirected back into the road carriageway and get discharged at the downstream stormwater basin.

(11) That for stormwater basins A, C and D it is anticipated that through soakage and storage capacity implementation of development within these proposed basins, that no flows discharge into the downstream environment from these basins.

(12) That stormwater Basin B is connected with the greenway, and both serve a dual purpose; attenuating flows from Catchment B flows (to at least 80% pre-development) and conveying flows from the southern solar farm and external inflow from the southern external catchment as depicted in plans.

(13) Prior to construction of the dam (connecting to the greenway to the Waitoa River) as shown on MAVEN scheme Plan (XXXX) and detailed in the CMW memo (insert ref), the consent holder shall submit to the Council's Resource Consents Team a detailed design prepared and certified by a suitably qualified and experienced Chartered Professional Engineer (CPEng). The design shall meet all relevant requirements, including the Ministry for the Environment's Dam Safety Guidelines, and demonstrate that the dam is safe, fit for purpose, and appropriate for long-term performance. Although building consent is not required under the Building Act 2004, written confirmation of acceptance from Matamata-Piako District Council (as the future asset owner) shall be provided to the Council prior to construction

(14) That the following stormwater parameters be implemented and demonstrated in accordance with condition (8) above:

a) Stage 1 to 2 – That these stages collectively form Catchment A, which is serviced by the proposed dry Basin A. The proposal shall allow for the construction of Basin A during Stage 1. This will ensure that required stormwater devices are/is in place before establishment of future stages within Catchment A.

b) Stage 3 – That the proposed stormwater basin B and the integrated greenway to be constructed at stage 3. SW discharge over 10 years to be discharged to the stormwater basin B via temporary swale as per (insert MAVEN plan ref).

c) Stage 4 – That stormwater be discharged to the stormwater basin B via temporary swale on Road 7 as per (insert MAVEN plan ref).

d) Stage 5 – That stormwater be discharged to the lowest point on Road 7 and then to the stormwater basin B through the proposed carriageway as per (insert MAVEN plan ref).

e) Stage 6 - SW discharge over 10 years to be discharged to the low point on Road 7 and then to the stormwater basin B through the proposed carriageway as per (insert MAVEN plan ref).

f) Stage 7 – That stage 7 form part of catchment C and be serviced by stormwater Basin C. Stormwater to be discharged to the lowest point on Road 4 and then to the stormwater basin C through the proposed carriageway as per (insert MAVEN plan ref).

g) Stage 8 – That stage 8 form part of Catchment D and will be serviced by stormwater Basin D. Stormwater to be discharged to the lowest point on Road 1 and then to the stormwater basin D through the proposed carriageway as per (insert MAVEN plan ref).

4.1.6 Wastewater

(15) That all wastewater systems be been designed in accordance with RITS and other relevant standards including the MPDC Development Manual 2010.

(16) That the internal reticulation for Ashbourne Development will be achieved via new 150mm dia uPVC SN16 wastewater line.

(17) That the following wastewater parameters be implemented and demonstrated in accordance with condition (8) above:

a) Stage 1 – That a gravity reticulation network be provided for stage 1, and the wastewater shall connect into the existing wastewater manhole 20230419105331 located inside the northeastern corner of the staging boundary. The wastewater shall be conveyed to the existing Eldonwood wastewater pump station 20080213160306. That the existing wastewater pumpstation be upgraded to support a further 100 lots for Stages 1 and 2 by providing an additional 20m³ of underground wastewater storage.

b) Stage 2 – That a gravity reticulation network be provided for stage 2. The proposed network shall be extended to a new manhole, that will be constructed over the existing 150mm uPVC line 20230419113654 located in Peakedale Drive. That all wastewater be conveyed through the same wastewater network to the existing Eldonwood wastewater pump station 20080213160306.

c) Stage 3 – That a new central wastewater pump station be constructed near the entrance to the Southern Solar Farm site as shown on plan (insert MAVEN plan ref).

   I. Wastewater shall be conveyed by a gravity reticulation network to the new wastewater pump station.

   II. Wastewater shall be pumped via a rising main through the site to the east following the road network and pass through the proposed Pippins development area out to Firth Street following Haig Road, under the railway out to SH27 and it would then head north, where it shall terminate at the new discharge manhole.

   III. A new 225mm uPVC gravity reticulation line shall be constructed from the manhole following Burwood Road, heading northeast from the discharge manhole before connecting into the existing wastewater manhole MH 300028 on Burwood Road.

d) Stage 4 – That the gravity reticulation network would be extended through stage 5 to connect into the new central wastewater pumpstation.

e) Stage 5 – That a new gravity reticulation network be constructed to service this stage.

f) Stage 6 – That the new gravity reticulation network would connect into the Stage 5 network downstream.

g) Stage 7 – That a new northern wastewater pumpstation be constructed within Stage 8, that would service Stages 7 and 8.

h) That a new wastewater gravity network would be constructed through Stage 7 and then extended through Stage 8.

i) That the wastewater from the northern wastewater pumpstation pump wastewater to the Stage 5 upstream manhole in Road 1, as shown on plan (insert MAVEN plan ref).

j) Stage 8 – The new gravity reticulation network through Stage 8 direct wastewater to the northern wastewater pumpstation detailed in stage 7 above as shown on plan (insert MAVEN plan ref).

4.1.7 Waste Water Pump Station

(18) That the proposed pump station be provided with emergency storage tanks to store wastewater in the event of pump failure. A minimum 9-hour emergency storage based on average daily flow shall be provided prior to emergency overflow occurring in accordance with RITS. This equates to a total volume of 74m3 which will be stored across the wet well, additional ancillary storage chambers, and pipelines including the upstream network. The ancillary storage chambers shall be connected to the collection manhole via pipes which will be laid at a gradient of 1% towards the manhole to allow self draining.

   a) Wash Water - The proposed pump station will be provided with a DN50 PE rider main from the proposed 63mm OD water main in the proposed adjacent road (Road 14). They will provide the water supply required for wash down purpose for the pump station.

   b) Power - A reticulated power network will be designed and installed in the proposed adjacent road (Road 14) to provide a point of connection for power for the proposed pump station.

c) Stormwater / Overland Flow - The proposed pump station will be elevated from the ground and situated away from the overland flow paths and flood plain.

d) Electrical and Telemetry - The electrical and telemetry requirements for the proposed pump station shall be confirmed with MPDC. The alarm and operational data control system will be installed by the developer, or by MPDC at the developer's cost.

4.1.8 Water

(19) The all water services comply with the The Matamata-Piako District Council Development Manual that sets out design and construction standards for water reticulation, potable water supply and firefighting supply in accordance with SNZPAS 4509:2008 (NZ Fire Service Fire Fighting Water Supply Code of Practice).

(20) That the implemented reticulation network consists of DN250 PE and DN125 PE mains servicing the 20m wide main spine road (Road 1) with sluice valves and hydrants located at appropriate locations throughout. That DN63 PE and DN125 PE mains be installed to supply the balance of roads (Road 2 to 16).

(21) That the following water parameters be implemented and demonstrated in accordance with condition (8) above:

a) Stage 1 – that the existing municipal water supply network will be extended from the end of Peakedale Drive into Stage 1. A new connection to the 200mm PVC line, where the existing valve 20230417141330 is and it will provide the main pressure for the Stage 1 water supply network.

b) Stage 2 – that the water supply network be extended from Stage 1 into Stage 2 as shown on plan (insert MAVEN plan ref).

c) Stage 3 - That the water supply network be extended from Stage 2 into Stage 3 as shown on plan (insert MAVEN plan ref).

d) Stage 4 – That the water supply network be extended from Stages 2 and 3 into Stage 4 as shown on plan (insert MAVEN plan ref).

e) Stage 5 – That the water supply network be extended from Stage 4 into Stage 5 as shown on plan (insert MAVEN plan ref).

f) Stage 6 - The water supply network be extended from Stage 5 into Stage 6 as shown on plan (insert MAVEN plan ref).

g) Stage 7 - The water supply network be extended from stage 5 into stage 7 as shown on plan (insert MAVEN plan ref).

h) Stage 8 - The water supply network be extended from stage 7 through to the end of the spine road as shown on plan (insert MAVEN plan ref).

4.1.9 Firefighting Supply

(22) That the minimum firefighting water supply classification for development in urban areas is FW2 and FW3 for the proposed commercial hub. That the development meet the following water supply requirements:

I. A primary water flow of 12.5 litres/sec within a radial distance of 135m.

II. An additional secondary flow of 12.5 litres/sec within a radial distance of 270m.

III. The required flow can be achieved from a maximum of one or two hydrants operating simultaneously.

IV. A minimum running pressure of 100kPa.

4.2 Building Typology and Development Controls

4.2.1 General Accordance

(23) That development of the project shall generally comply with the plans and drawings referenced in Schedule 1, unless otherwise provided for by the conditions of this resource consent.

***Advice Note**: The term "generally comply" allows an increase or decrease in floor area by up to 10% and internal and external changes to the unit, without the need to apply for a change of consent conditions (Section 127 of the RMA); subject to compliance with all other development control conditions of this resource consent.*

(24) That all dwellings and associated buildings constructed on the residential Lots must generally comply with the following:

Control	Lots less than 450m^2	Lots 450m^2 and larger
Site Coverage (maximum)	55% of net site area	45% of net site area
Front Yard Setback (for main dwelling)	3m	5m (on a corner site, one front yard may be reduced to 3m)
Garage Door Setback	0.5m from front building line of dwelling Garage doors shall not exceed more than 50% of the front façade of a dwelling	
All Other Setbacks	1.5m	
Height (maximum)	9m	
Height in relation to boundary	3m + 45°	
Permeable coverage (minimum)	20% of net site area	
Permeable coverage – Front Yard	At least 50% of the area of the front yard setback shall be permeable surface	
Outdoor Living Area	50m^2 and capable of containing a 4m diameter circle	60m^2 and capable of containing a 6m diameter circle
Service Area	9m^2 and with a minimum width of 1.5m	10m^2 and with a minimum width of 1.5m

(25) That a minimum of two carparks for every Unit shall be provided. One car park may be included within a garage, and carparks can be stacked.

4.2.2 Vehicle Crossings

(26) That vehicle crossings for Lots 46, 54, 55, 86, 96, 97, 136, 137, 174, 250, 261, 270, 358, 359, 395, 396, 410, and 411 may be constructed with a separation distance less than 10m between vehicle crossings and intersections.

4.2.3 Retaining Walls/Fencing

(27) That retaining walls constructed within or on the boundaries of the site shall have a retained height of less than 1.5m and shall be specifically designed by an appropriately qualified and experienced engineer in accordance with the accepted engineering practice to ensure adequate support including a reasonable allowance for surcharge loadings likely to occur during the life of the structure, with appropriate provision for drainage.

(28) That retaining walls shall not be located within easement or easement in gross areas, unless those easements relate to the retaining wall.

(29) That fences erected on retaining walls shall not exceed a height of 2.5m as measured from the finished ground level at the "toe" (bottom) of the retaining wall to the top (highest point) of the fence erected on the retaining wall.

4.2.4 Landscaping

(30) That the private and communal living areas and roads for each Stage or Sub-Stage shall be landscaped and maintained in general accordance with the drawings as set out in Greenwoods (XXX ref) Schedule 1.

(31) That the landscaping proposed for the Open Space be detailed in a draft landscaping plan for certification with MPDC (ref suitable contact) prior to installation.

(32) That the planting be implemented in the first planting season following development commencement for the landuse activities on Lot 1002.

4.2.5 Land Use Activities on Lot 1002

(33) All buildings and activities on proposed lot 1002 (compiling of 7670m2 Net developable area) must generally comply with the relevant drawings and reports as detailed in Schedule 1. The bulk and location of the landuse activities listed below within Superlot 1002 shall generally conform with the scale height and materials as demonstrated in the drawing set provided by Awa Architects (insert ref). (Option 1)

(34) The commercial activities consented to establish within Lot 1002 shall be in accordance with Awa Plan set TP-103 R1 and include the provision of Childcare and Cafe adjacent to the east of the proposed Open Space to vest in Council.

(35) That a Superette establish in the location shown on Awa Plan set TP-103 R1

(36) That the vehicle access locations be in general accordance with the locations shown and approved on plans Awa Plan set TP-103 R1.

(37) That proposed lot 1002 generally conform with pedestrian connectivity as shown and approved on plans Awa Plan set TP-103 R1.

(38) That the parking layout, manoeuvring and orientation be provided as shown approved on plans Awa Plan set TP-103 R1

(39) That all buildings and dwellings proposed on 1002 (compiling of 7670m2 Net developable area) must generally comply with the relevant drawings and reports as detailed in Schedule 1.The bulk and location of the dwellings to align with MAVEN Scheme Plan stage 4. (Option 2)

(40) That at the time of landuse consent implementation (establishment of building) for Lot 1002, the applicant submit to MPDC Planning department confirmation of Lot 1002 land use development Option and staging as detailed above in condition 7 and reflected in Option 1 (condition 32) or Option 2 (condition 38) above.

(41) Conditions relevant to the development option not given effect to will no longer be relevant at the commencement of the preferred option.

4.3 Management Plans

(42) The Consent Holder shall prepare the following management plans to MPDC for approval in a technical certifying capacity. The Consent Holder shall prepare the management plans in accordance with the requirements of the relevant conditions and in general accordance with the draft management plans provided within Schedule 1, attached to this consent.

Table 1: Management Plans

Management Plan	Regulatory Authority	Condition Reference	Documents to Council for Certification – Minimum Timeframe
Construction Management Plan	MPDC	51	10 wd. prior to construction
Construction Traffic Management Plan	MPDC	52	10 wd. prior to construction
Construction Noise and Vibration Management Plan	MPDC	53	10 wd. prior to construction
Earthworks Management Plan	MPDC	54	10 wd. prior to construction

(43) The Consent Holder shall ensure that all Management Plans are prepared by a Suitably Qualified and Experienced Person (SQEP).

(44) The Consent Holder shall submit the above management plans to MPDC in accordance with the timeframe specified in Condition (42).

(45) The certification process shall be limited to confirming that the Management Plan adequately gives effect to the relevant condition(s) and are generally consistent with application documents provided in Schedule 1.

(46) If no response is received by MPDC within twenty (20) working days of lodgement of any management plan, the relevant management plan shall be deemed to be certified.

4.3.1 Amendments to Management Plans

(47) The Consent Holder may make amendments to the above Management Plans at any time subject to the certification of MPDC. Any such amendment shall be consistent with the

objectives and performance requirements of the operative Matamata Piako District Plan and relevant consent conditions.

(48) If MPDC does not provide a certification decision for any amendment within ten (10) working days of resubmission under Condition (47) above, the amendments will be deemed to be certified.

4.3.2 Implementation and Compliance

(49) The Consent Holder shall comply with and implement the following most recently certified Management Plans for the duration of construction activities:

a. Construction Management Plan
b. Construction Traffic Management Plan
c. Construction Noise and Vibration Management Plan
d. Earthworks Management Plan
e. Stormwater Management Plan

(50) The Consent Holder shall implement the following certified management plans once the site becomes operational:

a. Stormwater Operation and Maintenance Plan

4.3.3 Construction Management Plans

(51) In accordance with the timeframe set out in Table 1, the Consent Holder shall submit to MPDC, for certification, a Construction Management Plan (CMP). The purpose of the CMP is to avoid, remedy, and/or mitigate adverse effects arising from construction. The plan shall include but not be limited to:

a. The staging of works planned and the description of works including site plans;
b. Identification of the key personnel and contact person(s);
c. Detailed management procedures for fill placement, treatment, and/or stockpiling;
d. Dust control plan;
e. Machinery to be used on site;
f. Noise and vibration management;
g. Communication Plan;
h. Clarification of number of persons to be engaged in site works;
i. Health and safety plan; and
j. Hours of work.

(52) In accordance with the timeframes set out in Table 1, the Consent Holder shall submit to MPDC, for certification, a Construction Traffic Management Plan (CTMP) and Corridor Access Request (CAR) which has been prepared by a SQEP. No works shall be undertaken within a public road reserve until such time as the CAR is approved by Council in writing. The CTMP shall address, but not be limited to:

a. Objectives and purpose of the CTMP;

b. Description of construction staging and proposed activities;

c. Hours of work;

d. Points of site access;

e. Contact details for public;

f. Expected number of vehicle movements, particularly heavy vehicle numbers during the construction phases;

g. Any temporary traffic management proposed; and

h. Measures to prevent tracking of dust and debris onto public roads, e.g. wheel wash.

(53) In accordance with the timeframes set out in Table 1, the Consent Holder shall submit to MPDC, for certification, a Construction Noise and Vibration Management Plan (CNVMP). The objective of the CNVMP must be to identify and require the adoption of the best practicable option to minimise construction noise and vibration effects and ensure compliance with the project noise and vibration conditions.

The CNVMP must address the requirements of Annex E of NZS 6803:1999 *Acoustics – Construction Noise* and the AAAC *Guideline for interpreting and applying NZS 6803 1999* as a minimum. Construction works must not begin until certification has been received in writing from MPDC. The CNVMP and any amendments must be prepared by a suitably qualified acoustics consultant (e.g. MASNZ). Amendments that include changes to the construction methodology must be tracked and the revised CNVMP submitted to MPDC for certification

All construction works on the site must be carried out in accordance with the certified CNVMP. A copy of the CNVMP must be kept on site during construction hours.

(54) Prior to the commencement of construction, the Consent Holder shall submit to MPDC an Earthworks Management Plan (EMP) for the construction works. The purpose of the EMP is to provide a framework of controls for the construction earthworks to control, remedy, and/or mitigate the potential effects of earthworks and associated construction works on the receiving environment, including measures to ensure sediment generation is minimised and the works are conducted in accordance with best practice. The plan shall be prepared by a SQEP, taking into account the Waikato Regional Council's Erosion and Sediment Control: Guidelines for Soil Disturbing Activities.

4.4 Construction Conditions

4.4.1 General

(55) At least ten (10) working days prior to commencement of construction on site, the Consent Holder shall provide the following to MPDC:

a. The name and contact details of the contractor;

b. The planned date, staging, and duration of construction.

(56) Prior to the commencement of activities on site, the Consent Holder shall hold a pre-start meeting that:

a. Is located on the subject site;

b. Is scheduled not less than five (5) working days prior to the commencement of activities; and

c. Includes:

i. MPDC Monitoring Officer(s), or delegated representatives; and

ii. Representatives of the contractors who will undertake operations on site.

(57) The Consent Holder shall, at least ten (10) working days prior to the commencement of construction, invite a representative(s) of Ngāti Hinetangi, Raukawa, and Ngāti Hauā to:

a. Attend the pre-start meeting;

b. Provide a karakia prior to the commencement of site works; and

(58) Undertake a cultural induction for key site personnel.

(59) Determine and conclude site monitoring terms and conditions during construction.

4.4.2 Earthworks

(60) That all Stages or Sub-Stages of earthworks shall at all times be undertaken in accordance with the most recently approved Earthworks Plan including Erosion and Sediment Control Plan.

(61) Activities associated with this consent shall be undertaken in accordance with the approved CMP and TMP. In the case of inconsistency between the CMP and/or TMP and the conditions of this consent, the conditions shall prevail.

(62) That all vehicles associated with the implementation of the activities authorised under this resource consent, shall access the work site from a stabilised vehicle entrance/(s) approved in writing by the Council's Monitoring Officer.

Advice Note: *High Productivity Motor Vehicles (HPMV) exceeding 44 tonne are required to obtain a permit from the Matamata-Piako District Council, and are subject to the Conditions imposed on that permit which will identify amongst other matters, a specified route and any weight restrictions.*

(63) All works undertaken under this resource consent shall occur within the hours 7am – 7pm, Monday to Saturday. Except for emergencies, breakdowns, urgent mechanical repairs, ancillary activities and supporting services, no works shall be undertaken on Sundays or public holidays.

(64) That as a result of undertaking earthworks, the Consent Holder shall ensure that all vehicle movements associated with the activities authorised under this resource consent shall not track dirt and loose material from the vehicle entrance onto the road carriageway. Any material which may inadvertently deposit on the road shall be washed or swept clear of the road carriageway as soon as practicable.

(65) That the earthworks shall be completed in accordance with the earthworks plans referenced in Schedule 1 attached. The completion shall be overseen with progress reports provided to Council's Team Leader – Consents Engineer upon request, by a Chartered Professional Engineer experienced in Geotechnical (Soils) and Civil Engineering with Professional Indemnity Insurance.

***Advice Note**: Professional indemnity insurance may be held by the individual, the company owned by that individual, or the employing company of the individual. Council may request a copy of a certificate of insurance as evidence of Professional Indemnity Insurance.*

(66) That the site, or parts thereof as appropriate, including any stockpiles, shall be re-grassed or otherwise protected from wind and water erosion immediately on completion of each earthworks stage.

4.4.3 Retention of Trees

(67) The Consent Holder shall take all reasonable measures to ensure that existing trees identified in the landscape drawings prepared by Greenwoods Associates referenced in Schedule 1 attached, as being recommended for retention, are protected from damage during construction.

4.4.4 Noise and Vibration

(68) All construction work shall be designed, managed and conducted to ensure noise levels at the façade of any occupied dwelling on any other site shall comply with the noise limits prescribed in Rule 5.2.1 of the District Plan and NZS6803P:1984, with the following exceptions:

Address	Noise limits during tree works
6 Odlum Drive	75 dB L_{A10} and 90 dB L_{Amax}
9 Odlum Drive	75 dB L_{A10} and 90 dB L_{Amax}
18 Odlum Drive	72 dB L_{A10} and 87 dB L_{Amax}

(69) Construction work and heavy vehicle movements on the site must only take place between the hours of 0730 - 1800, Monday to Saturday. No noisy works will be undertaken on Sundays or public holidays. This condition does not preclude quiet works from taking place outside of standard construction hours, providing they are generally inaudible at the neighbouring sites

(70) The consent holder must advise the occupants of all dwellings within 50 m of each stage of work about the construction works at least five days before each stage of works begin on site. The advice must be provided in writing and include the following information:

a. An overview of the construction works including the duration of the project and the working hours on site.

b. A contact name and phone number to advise of any sensitive times for high noise levels and for any questions or complaints regarding noise and vibration throughout the project.

c. The approximate dates and duration of the noisiest activities on site.

(71) The operation of chainsaws and stump grinder within 50m of the façade of an occupied dwelling and wood chipping within 70m of the façade of an occupied dwelling must only take place between 08:30 and 17:00, Monday to Saturday. All other construction work must only take place between the hours of 07:30 to 18:00, Monday to Saturday.

(72) Before earthworks, civil works or tree works begin at any point within 25 m of the façade of an occupied dwelling, temporary acoustic barriers must be constructed on or within the site boundary to block line of sight from the area of the works to the façade of the dwelling. The barriers will be no less than 2.4 m in height and must remain in place until these works are

outside of the 25 m setback distance. Temporary barriers are not required where the CNVMP demonstrates that compliance with the noise limits in this consent can be achieved by other methods.

(73) All construction works on the site must be designed and conducted to ensure that the construction vibration does not exceed the guideline vibration values set out in the German Standard DIN 4150-3:2016 Structural vibration – Effects of vibration on structures when measured from any surrounding building in accordance with the Standard

4.4.5 Dust

(74) The Consent Holder shall adopt all reasonable and practicable measures to ensure that any dust caused by construction operations on the site which causes an effect that is noxious, dangerous, offensive, or objectionable at or beyond the boundary of the site.

4.4.6 Accidental Discovery

(75) In the event that any archaeological sites, remains, artefacts, taonga (Maaori artefacts) or kōiwi are unearthed, dislodged, uncovered or otherwise found or discovered during the earthworks ('the discovery'), the Consent Holder shall implement an ADP which shall consist of the following actions:

a. Cease works immediately in all parts of the project site affected by the discovery;

b. Advise Ngāti Hinetangi, Raukawa, and Ngāti Hauā and MPDC within one (1) day of the discovery;

c. Arrange for a SQEP archaeologist to attend site to confirm if the material is archaeological in nature or involves kōiwi;

d. Contact the NZ Police, Coroner and Heritage New Zealand as appropriate;

e. Undertake specific preservation measures to address any discovery that includes water-logged or wet archaeological materials; and

f. Not recommence works in the parts of the project site affected by the discovery until all necessary statutory authorisations or consents have been obtained.

4.4.7 Complaints

(76) That if any complaints are received by the Consent Holder regarding the works authorised by this consent, the Consent Holder shall record the following details in a Complaints Log:

a. Date, time and type of complaint, including details of the incident, e.g. duration, any effects noted;

b. Name, address and contact phone number of the complainant (if provided);

c. Location from which the complaint arose;

d. The weather conditions and wind direction at the time of any dust or noise complaint;

e. The likely cause of the complaint;

f. The response made by the Consent Holder including any corrective action undertaken by the Consent Holder in response to the complaint; and

g. Future actions proposed as a result of the complaint so as to avoid reoccurrence.

(77) The Consent Holder shall notify MPDC of any complaint received that relates to the activities authorised by this resource consent as soon as reasonably practicable and no longer than two (2) working days after receiving the complaint.

(78) The Consent Holder shall respond to any complainant as soon as is reasonably practicable and, within five (5) working days, advise MPDC and the complainant of the outcome of the Consent Holder's investigation and all measures taken, or proposed to be taken, to respond to the complaint.

4.5 Post-Construction Conditions

4.5.1 Geotechnical Supervision and Certification

(79) Certification from a suitably qualified engineering professional responsible for supervising the works must be provided to Council, confirming that the works have been completed in general accordance with the Geotechnical Investigation Report prepared by CMW Geosciences and referenced in **Schedule 1**, within twenty (20) working days following completion of each stage. Written certification must be in the form of a geotechnical completion report, or any other form acceptable to the Council.

4.5.2 Geotechnical Completion Report

(80) At the completion of each stage of earthworks, a Geotechnical Completion Report (GCR) prepared by a suitably qualified engineering professional must be provided to the Council to confirm the suitability of the site for the intended development. The GCR must include (but not be limited to):

a. Earthworks operations (e.g. excavations, filling works, replacement of unsuitable materials, etc.);

b. Retaining wall and reinforced earth slope construction;

c. Settlement monitoring;

d. Testing; and

e. Inspections.

The GCR must also provide justification on soil expansivity, foundation design parameters, and settlement criteria defined in the SMP have been met. The GCR must be provided to the satisfaction of Council.

4.5.3 Advisory Notes

a) The application included a residential design guide. The design guide does not form a part of this land use consent and is to be implemented privately by the developer/consent holder. The design guide will not be tied to the titles via consent notice nor a condition of this consent.

5.0 Subdivision - Residential

5.1 General Conditions Applicable to All Stages

5.1.1 Compliance with Application

(81) That the project shall be undertaken in general accordance with all drawings and information as listed in Schedule 1 and received by the EPA on XXX 2025. Where there is any conflict between the information and drawings referred to above and the conditions of this resource consent, the conditions shall prevail.

(82) The Consent Holder shall be responsible for all contracted operations relating to the exercise of this land use consent, and shall ensure contractors are made aware of the conditions of this consent and their requirement to comply with those conditions.

(83) A copy of this land use consent and any certified management plans shall be kept onsite at all times that the works authorised by this consent are being undertaken, and shall be produced without unreasonable delay upon request from a servant or agent of a consent authority.

(84) That pursuant to clause 26(2) of Schedule 5 to the FTAA, the consent numbered LCXX shall lapse five (5) years from the date of commencement unless it has been given effect to, surrendered, or been cancelled at an earlier date.

5.1.2 Review

(85) MPDC may once a year in the last 5 working days of May or November and within 12 months of the completion of each stage serve notice on the Consent Holder under Section 128(1) of the RMA to review the conditions of this consent where:

a. A material adverse effect which was not identified in the AEE (and supporting material for the resource consent application) has arisen; or

b. The magnitude of adverse effects from the project are materially larger than what was indicated in the AEE (and supporting material for the resource consent application).

Reasonable costs associated with any review of conditions of this consent will be recovered from the Consent Holder in accordance with the provisions of Section 36 of the RMA.

Staging

(86) That the subdivision may be undertaken in Stages or Sub-Stages, subject to that Stage or Sub-Stage complying with all relevant conditions within this resource consent; and that the Stage or Sub-Stage has been designed to generally comply with the plans, drawings, and information referenced in Schedule 1; and the Stage or Sub-Stage is able to be serviced in accordance with the conditions of this consent.

Advice Note: *The term "generally comply" allows minor boundary adjustments up to a maximum of 10% of site area without the need to apply for a change of consent conditions (Section 127 of the RMA); subject to compliance with all other conditions of this resource consent, and where no Lot is less than 351m^{2}and no additional Lots are created*

(87) While subdivision may be undertaken on a staged basis as set out in Condition (4), the consent holder may undertake stages in any order, provided that the necessary infrastructure

requirements (roads, wastewater, water supply, stormwater, electricity, and telecommunications) have been implemented.

(88) Where variations to staging in accordance with Condition (87) are proposed, the Consent Holder shall submit amended staging plans to MPDC for review and approval.

(89) That prior to each stage the following Stormwater, Wastewater and Water infrastructure requirements be designed and constructed in accordance with the approved (Insert MAVEN doc ref).

(90) That prior to the establishment of each stage the consent holder shall submit engineering plans detailing service locations, proposed and existing vehicle crossing, pavement formation, existing and any proposed water, wastewater and stormwater connections/system and all relevant information including but not limited to long sections, cross sections, design specifications, calculations, design certificates to the relevant MPDC (insert) Unit for review by the Development Engineering Unit Manager, or nominee. The engineering design plans shall be amended by the Consent Holder as required until certified by the Development Engineering Unit Manager, or nominee prior to any building consent application or construction works commencing onsite (including earthworks).

(91) All existing service connections shall be rationalised on site (detailed at engineering design). Any private pipes and connections not required by the proposed development shall be appropriately located and disconnected to the satisfaction of the Development Engineering Unit Manager, or nominee. All operations affecting in-service Matamata Piako District Council water, wastewater or stormwater pipelines are to be carried out by Matamata Piako District Council unless where specific approval is given as outlined in the Regional Infrastructure Technical Specifications.

(92) All engineering works and designs shall be in accordance with the Regional Infrastructure Technical Specifications.

(93) The consent holder shall retain the services of a suitably qualified person (generally a professional land surveyor or engineer) to oversee the construction of any infrastructure required for the development. This person shall be responsible for ensuring adherence to approved construction plans, quality systems, and project completion requirements.

5.1.2.1 Stormwater

(94) That the following measures will be adopted to mitigate their effects of these overland flow paths on the proposed development and identified on the relevant development staging plans in accordance with condition 8 above:

I. Identify and maintain natural overland flow/watercourse locations to convey concentrated stormwater from the site. Utilise existing culverts (where possible) to maintain the same discharge locations, post development.

II. Any stormwater secondary over land flow paths and ponding areas shall be shown on the engineering plans. The flow paths shall be provided for a storm having a 100-year ARI. The secondary over land flow paths shall be designed in accordance with the Regional infrastructure Technical Specifications to accommodate the rainfall runoff in excess of the stormwater reticulation design capacity. The secondary over land flow path(s) shall be maintained on an ongoing basis. Any alteration of the ground and building of any structure along the path that will obstruct the flow shall be prohibited.

III. Identify and retain any upstream OLFPs and/or watercourses to avoid any upstream flooding.

IV. Ensure OLFPs are to be designed where possible within the roading network and discharge into watercourses and 100year - 10year detention devices.

(95) That Roof runoff is managed using inert roofing materials, while driveway runoff is directed through a catch pit with a sump for pre-treatment before disposal into a roadside soakage trench via soakage or on-site stormwater tank. Overflow is located in the catchpit system for flows surpassing the 10-yearevent within the lot areas. Excess flows will be diverted into the downstream basin via the road carriageway.

(96) That the stormwater treatment measures as outlined in the resource consent application shall be in place and fully operational upon the completion of the development to ensure quality and quantity effects are managed prior to discharge in accordance with the Regional Infrastructure Technical Specifications.

(97) A copy of the operation and maintenance procedures for onsite stormwater management measures shall be submitted at engineering design stage.

(98) The initial runoff volume (WQV) is treated via proposed roadside raingardens. the proposed rain gardens are integrated with the roadside soakage trench combined to cater for up to the 10-year storm event. Flows exceeding the 10-year soakage capacity are redirected back into the road carriageway and get discharged at the downstream stormwater basin.

(99) That for stormwater basins A, C and D it is anticipated that through soakage and storage capacity implementation of development within these proposed basins, that no flows discharge into the downstream environment from these basins.

(100) Stormwater Basin B is connected with the greenway, and both serve a dual purpose; attenuating flows from Catchment B flows (to at least 80% pre-development) and conveying flows from the southern solar farm and external inflow from the southern external catchment as depicted in plans.

(101) That the following stormwater parameters be implemented and demonstrated in accordance with condition (8) above:

(102) Stage 1 to 2 – That these stages collectively form Catchment A, which is serviced by the proposed dry Basin A. The proposal shall allow for the construction of Basin A during Stage 1. This will ensure that required stormwater devices are/is in place before establishment of future stages within Catchment A.

a) Stage 3 – That the proposed stormwater basin B and the integrated greenway to be constructed at stage 3. SW discharge over 10 years to be discharged to the stormwater basin B via temporary swale as per (insert MAVEN plan ref).

b) Stage 4 – That stormwater be discharged to the stormwater basin B via temporary swale on Road 7 as per (insert MAVEN plan ref).

c) Stage 5 – That stormwater be discharged to the lowest point on Road 7 and then to the stormwater basin B through the proposed carriageway as per (insert MAVEN plan ref).

d) Stage 6 - SW discharge over 10 years to be discharged to the low point on Road 7 and then to the stormwater basin B through the proposed carriageway as per (insert MAVEN plan ref).

e) Stage 7 – That stage 7 form part of catchment C and be serviced by stormwater Basin C. Stormwater to be discharged to the lowest point on Road 4 and then to the stormwater basin C through the proposed carriageway as per (insert MAVEN plan ref).

f) Stage 8 – That stage 8 form part of Catchment D and will be serviced by stormwater Basin D. Stormwater to be discharged to the lowest point on Road 1 and then to the stormwater basin D through the proposed carriageway as per (insert MAVEN plan ref).

5.1.2.2 Wastewater

(103) That all wastewater systems be been designed in accordance with RITS and other relevant standards including the MPDC Development Manual 2010.

(104) That the internal reticulation for Ashbourne Development will be achieved via new 150mm dia uPVC SN16 wastewater line.

(105) That the following wastewater parameters be implemented and demonstrated in accordance with condition (8) above:

a) Stage 1 – That a gravity reticulation network be provided for stage 1, and the wastewater shall connect into the existing wastewater manhole 20230419105331 located inside the northeastern corner of the staging boundary. The wastewater shall be conveyed to the existing Eldonwood wastewater pump station 20080213160306. That the existing wastewater pumpstation be upgraded to support a further 100 lots for Stages 1 and 2 by providing an additional 20m³ of underground wastewater storage.

b) Stage 2 – That a gravity reticulation network be provided for stage 2. The proposed network shall be extended to a new manhole, that will be constructed over the existing 150mm uPVC line 20230419113654 located in Peakedale Drive. That all wastewater be conveyed through the same wastewater network to the existing Eldonwood wastewater pump station 20080213160306.

c) Stage 3 – That a new central wastewater pump station be constructed near the entrance to the Southern Solar Farm site as shown on plan (insert MAVEN plan ref).

d) Wastewater shall be conveyed by a gravity reticulation network to the new wastewater pump station.

e) Wastewater shall be pumped via a rising main through the site to the east following the road network and pass through the proposed Pippins development area out to Firth Street following Haig Road, under the railway out to SH27 and it would then head north, where it shall terminate at the new discharge manhole.

f) A new 225mm uPVC gravity reticulation line shall be constructed from the manhole following Burwood Road, heading northeast from the discharge manhole before connecting into the existing wastewater manhole MH 300028 on Burwood Road.

g) Stage 4 – That the gravity reticulation network would be extended through stage 5 to connect into the new central wastewater pumpstation.

h) Stage 5 – That a new gravity reticulation network be constructed to service this stage.

i) Stage 6 – That the new gravity reticulation network would connect into the Stage 5 network downstream.

j) Stage 7 – That a new northern wastewater pumpstation be constructed within Stage 8, that would service Stages 7 and 8.

k) That a new wastewater gravity network would be constructed through Stage 7 and then extended through Stage 8.

l) That the wastewater from the northern wastewater pumpstation pump wastewater to the Stage 5 upstream manhole in Road 1, as shown on plan (insert MAVEN plan ref).

m) Stage 8 – The new gravity reticulation network through Stage 8 direct wastewater to the northern wastewater pumpstation detailed in stage 7 above as shown on plan (insert MAVEN plan ref).

5.1.2.3 Waste Water Pump Station

(106)That the proposed pump station be provided with emergency storage tanks to store wastewater in the event of pump failure. A minimum 9-hour emergency storage based on average daily flow shall be provided prior to emergency overflow occurring in accordance with RITS. This equates to a total volume of 74m3 which will be stored across the wet well, additional ancillary storage chambers, and pipelines including the upstream network. The ancillary storage chambers shall be connected to the collection manhole via pipes which will be laid at a gradient of 1% towards the manhole to allow self draining.

I. Wash Water - The proposed pump station will be provided with a DN50 PE rider main from the proposed 63mm OD water main in the proposed adjacent road (Road 14). They will provide the water supply required for wash down purpose for the pump station.

II. Power - A reticulated power network will be designed and installed in the proposed adjacent road (Road 14) to provide a point of connection for power for the proposed pump station.

III. Stormwater / Overland Flow - The proposed pump station will be elevated from the ground and situated away from the overland flow paths and flood plain.

IV. Electrical and Telemetry - The electrical and telemetry requirements for the proposed pump station shall be confirmed with MPDC. The alarm and operational data control system will be installed by the developer, or by MPDC at the developer's cost.

5.1.2.4 Water

(107)The all water services comply with the The Matamata-Piako District Council Development Manual that sets out design and construction standards for water reticulation, potable water supply and firefighting supply in accordance with SNZPAS 4509:2008 (NZ Fire Service Fire Fighting Water Supply Code of Practice).

(108)That the implemented reticulation network consists of DN250 PE and DN125 PE mains servicing the 20m wide main spine road (Road 1) with sluice valves and hydrants located at appropriate locations throughout. That DN63 PE and DN125 PE mains be installed to supply the balance of roads (Road 2 to 16).

(109)That the following water parameters be implemented and demonstrated in accordance with condition (8) above:

a) Stage 1 – that the existing municipal water supply network will be extended from the end of Peakedale Drive into Stage 1. A new connection to the 200mm PVC line, where the existing valve 20230417141330 is and it will provide the main pressure for the Stage 1 water supply network.

b) Stage 2 – that the water supply network be extended from Stage 1 into Stage 2 as shown on plan (insert MAVEN plan ref).

c) Stage 3 - That the water supply network be extended from Stage 2 into Stage 3 as shown on plan (insert MAVEN plan ref).

d) Stage 4 – That the water supply network be extended from Stages 2 and 3 into Stage 4 as shown on plan (insert MAVEN plan ref).

e) Stage 5 – That the water supply network be extended from Stage 4 into Stage 5 as shown on plan (insert MAVEN plan ref).

f) Stage 6 - The water supply network be extended from Stage 5 into Stage 6 as shown on plan (insert MAVEN plan ref).

g) Stage 7 - The water supply network be extended from stage 5 into stage 7 as shown on plan (insert MAVEN plan ref).

h) Stage 8 - The water supply network be extended from stage 7 through to the end of the spine road as shown on plan (insert MAVEN plan ref).

5.1.3 Firefighting Supply

(110)That the minimum firefighting water supply classification for development in urban areas is FW2 and FW3 for the proposed commercial hub. That the development meet the following water supply requirements:

I. A primary water flow of 12.5 litres/sec within a radial distance of 135m.

II. An additional secondary flow of 12.5 litres/sec within a radial distance of 270m.

III. The required flow can be achieved from a maximum of one or two hydrants operating simultaneously.

IV. A minimum running pressure of 100kPa

Public Roads

(111)The Consent Holder shall construct new public roads in accordance with the requirements of the RITS and as approved via engineering plan approval.

(112)All roading ancillary facilities to be vested in MPDC must be constructed in accordance with the approved engineering plans.

(113)All landscaping within the road reserve must be implemented in accordance with the approved landscaping plans referenced in Schedule 1.

(114)An Engineering Completion Certificate certifying that all proposed roads and the ancillary structures on the roads to be vested in MPDC have been constructed in accordance with the approved engineering plans, must be provided in support of the Section 224(C) application.

Road Naming

(115)The Consent Holder must provide and install road naming signs in accordance with MPDC standards for both public and private roads that serve six or more lots within the subdivision. The names must be as approved by MPDC.

***Advice Note**: The road naming approval must be obtained prior to the submission of the survey plan pursuant to Section 223 of the RMA. The road naming application should provide suggested street names (one preferred plus two alternative names).*

Land to Vest in Council

(116) Lots 4001, 4002, 4003, 4004, 4005, 4006 on the approved resource consent subdivision plans referenced in Schedule 1 must vest in MPDC as a Local Purpose (Stormwater) Reserve. The Consent Holder must meet all costs associated with the vesting of the Local Purpose (Stormwater) Reserve.

(117) The proposed public accessways shown 3030 and 3031 on the approved resource consent subdivision plans referenced in Schedule 1 must vest in the Council as accessways and become part of the road corridor. The Consent Holder must meet all costs associated with the vesting of the accessways.

***Advice Note**: Proposed public accessways may be amended subject to Condition 32-33. No section 127 application will be required if any public accessway is removed, however a section 127 application under the RMA will be required if any public accessways are added in addition to those addressed above.*

(118) Lots 1001, 3029, 3030, 3031 must vest in Council as land in lieu of reserve to be held by Council as a park pursuant to Section 138 of the Local Government Act 2002 provided an unconditional agreement has been entered into (as outlined later in this condition).

Lots 1001, 3029, 3030, 3031 must be vested only if by the time of application for the survey plan to be approved under Section 223 of the RMA the applicant has entered into an agreement for sale and purchase of Lots 1001, 3029, 3030, 3031. If no agreement is in place by the time of Section 223 application, the land will become a balance lot and any conditions relating to vesting, landscaping, and ground conditions will become redundant.

(119) That lots 3001-3015 and lots 3032-3034 hereon vests on deposit for road in Matamata Piako District Council.

(120) That lots 5001-5002 hereon are local purpose reserve (wastewater) to vest in Matamata Piako District Council.

Amalgamation Conditions

(121) That lot 3016 hereon (legal access) be held to six undivided one sixth shares by the owners of the lots 59-61 and lots 65-67 hereon as tenants in common in the said shares and individual records of title be issued in accordance therewith.

(122) That lot 3017 hereon (legal access) be held to eight undivided one eighth shares by the owners of the lots 70-73 and lots 77-80 hereon as tenants in common in the said shares and individual records of title be issued in accordance therewith.

(123) That lot 3018 hereon (legal access) be held to six undivided one sixth shares by the owners of the lots 125 130 hereon as tenants in common in the said shares and individual records of title be issued in accordance therewith.

(124) That lot 3019 hereon (legal access) be held to two undivided one-half shares by the owners of the lots 159-160 hereon as tenants in common in the said shares and individual records of title be issued in accordance therewith.

(125) That lot 3020 hereon (legal access) be held to three undivided one third shares by the owners of the lots 179-181 hereon as tenants in common in the said shares and individual records of title be issued in accordance therewith.

(126) That lot 3021 hereon (legal access) be held to six undivided one sixth shares by the owners of the lots 309-311 and lots 314-316 hereon as tenants in common in the said shares and individual records of title be issued in accordance therewith.

(127) That lot 3022 hereon (legal access) be held to four undivided one forth shares by the owners of the lots 344-345 and lots 348-349 hereon as tenants in common in the said shares and individual records of title be issued in accordance therewith.

(128) That lot 3023 hereon (legal access) be held to two undivided one half shares by the owners of the lots 419-420 hereon as tenants in common in the said shares and individual records of title be issued in accordance therewith.

(129) That lot 3024 hereon (legal access) be held to three undivided one third shares by the owners of the lots 427-429 hereon as tenants in common in the said shares and individual records of title be issued in accordance therewith.

(130) That lot 3025 hereon (legal access) be held to five undivided one fifth shares by the owners of the lots 463-467 hereon as tenants in common in the said shares and individual records of title be issued in accordance therewith.

(131) That lot 3026 hereon (legal access) be held to two undivided one second shares by the owners of the lots 488-489 hereon as tenants in common in the said shares and individual records of title be issued in accordance therewith.

(132) That lot 3027 hereon (legal access) be held to three undivided one third shares by the owners of the lot 494 and lots 497-498 hereon as tenants in common in the said shares and individual records of title be issued in accordance therewith.

(133) That lot 3028 hereon (legal access) be held to four undivided one forth shares by the owners of the lots 501-502 and lots 505-506 hereon as tenants in common in the said shares and individual records of title be issued in accordance therewith.

Geotechnical

(134) That prior to application for a completion certificate under Section 224(c) of the RMA for each stage or sub-stage, a Geotechnical Completion Report from a suitably qualified and experienced geo-professional must be prepared and submitted to MPDC to confirm that all Lots are stable and suitable for development.

Survey Plan Approval (S223) Condition – All Stages

(135) The Consent Holder must submit a survey plan in general accordance with the subdivision scheme plan referenced in Schedule 1 for each stage or sub-stage. The survey plan must show all lots to vest to MPDC (including roads and reserves), and all easements and amalgamation conditions required by this consent.

Easements, Consent Notices and Amalgamation Conditions

(136) That all easements referenced in the attached Schedule 1 shall be duly granted and reserved. The easement documents in favour of the Council shall be prepared by Council's Legal Officer or Solicitor and

the surveying and definition of the easements and the preparation and registration of the easement documents shall be completed by, and at a cost in all matters to the Consent Holder. The easements shall be:

a. At least 1.5m either side of any wastewater or stormwater pipe invert where the pipe is less than 4m deep; and

b. At least 3m either side of any wastewater or stormwater pipe invert where the pipe is more than 4m deep.

(137) That the schedule of easements in gross as described and submitted with this subdivision be duly granted in association with the information required for each stage as per condition (8) above. That

Covenant Condition – Operation and Maintenance of Stormwater Management Devices within JOALS

(138) The consent holder must provide a copy of the draft land covenant document to the Council Legal Team. The draft covenant document shall include provision for the following items:

a. Specifies ownership, operation, and maintenance of the private stormwater systems for JOALs in each respective stage (where applicable);

(139) Specifies responsibilities together with an acceptable method of management of the stormwater systems, and for the raising of funds from shareholders or members from time to time to adequately finance future maintenance and renewal obligations of the stormwater system; and

(140) In relation to the private stormwater device(s), specifies the operation and maintenance of the private stormwater system to be in general accordance with relevant sections of the OMM supplied to Council and any other relevant consents (as detailed in Condition X).

a. Supply a solicitor's undertaking that the land covenants above as approved by Council will be registered with LINZ.

5.2 Infrastructure and Servicing – All Stages/Sub-Stages

(141) That prior to commencing construction of the civil infrastructure works associated with any Stage or Sub-Stage authorised under this subdivision consent, the Consent Holder shall submit for Engineering Plan Approval to Council's Consents Engineer. EPA shall be prepared by a SQEP, and be in general accordance with the reports and drawings referenced in Schedule 1 of this consent. EPA documents shall include but not be limited to:

a. The provision of individual water, wastewater, power and telecommunications connections onto Lots to be created by the Stage or Sub-Stage;

b. The provision of stormwater devices and connections for all roadways and public areas;

c. The location and design of vehicle crossings onto Lots to be created by the Stage or Sub-Stage

d. The design and dimensions, formation, and construction details for all public roads, including car parking, loading bays, manoeuvring areas, pedestrian and cycle paths, and road markings and signage to be included in the Stage or Sub-Stage

e. The provision of overland flow paths; and

f. Identification of any additional easements for infrastructure not shown on the Scheme Plans referenced in the attached Schedule 1.

5.2.1 Wastewater and Water Reticulation

(142) The Consent Holder must design and construct connections to the public wastewater and water reticulation network (including the wastewater pump stations) to serve all lots in general accordance with the requirements of the wastewater and water utility provider and in general accordance with the approved plans referenced in Schedule 1. Confirmation from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

5.2.2 Stormwater Reticulation

(143) The consent holder must design and construct the stormwater management system including Stormwater Basins (if applicable), raingardens within road carriageways, and reticulated network to serve all Lots in general accordance with the requirements of the stormwater utility service provider and in general accordance with the approved plans referenced in Schedule 1.

(144) The Consent Holder must design and construct stormwater outfall structures in general accordance with the requirements of the RITS and in general accordance with the approved plans referenced in Schedule 1.

(145) Prior to construction of the dam, the consent holder shall submit to the Council's Resource Consents Team a detailed design prepared and certified by a suitably qualified and experienced Chartered Professional Engineer (CPEng). The design shall meet all relevant requirements and be in association with the CMW Dam Classification Memo contained in Appendix 1M Volume one, including the Ministry for the Environment's Dam Safety Guidelines, and demonstrate that the dam is safe, fit for purpose, and appropriate for long-term performance. Although building consent is not required under the Building Act 2004, written confirmation of acceptance from Matamata-Piako District Council (as the future asset owner) shall be provided to the Council prior to construction

(146) An Operation and Maintenance Plan (OMM) must be provided to Council to address all public and private stormwater management systems. The OMM must set out how the stormwater management system is to be operated and maintained to ensure that adverse environmental effects are minimised. The OMM must include:

a. details of who will hold responsibility for long-term maintenance of the stormwater management system and the organisational structure which will support this process;

b. a programme for regular maintenance and inspection of the stormwater management system;

c. a programme for the collection and disposal of debris and sediment collected by the stormwater management devices or practices;

d. a programme for post storm inspection and maintenance;

e. a programme for inspection and maintenance of the outfall;

f. general inspection checklists for all aspects of the stormwater management system, including visual checks; and

g. a programme for inspection and maintenance of any vegetation associated with the stormwater management devices.

5.2.3 Utilities

(147) The Consent Holder must make provision for telecommunications and electricity to all lots in general accordance with the requirements of the respective utility operators. If reticulated, 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.

5.2.4 Public Roads

(148) The Consent Holder must design and construct new public roads in general accordance with the requirements of the RITS and in general accordance with the approved plans referenced in Schedule 1. Confirmation from Council that the works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

5.2.5 Public Streetscape, Accessways, Reserves and Parks

(149) The Consent Holder must submit a detailed streetscape landscaping plans for all public roads and public accessways to the Council. In particular, the plans must:

a. Be prepared by a suitably qualified landscape architect;

b. Be in general accordance with the relevant landscape plans referenced in Schedule 1;

c. Show all planting including details of intended species, location, plant sizes at time of planting and likely heights on maturity, tree pit specifications, the overall material palette, location of street lights and other service access points;

d. Ensure that selected species can maintain appropriate separation distances from paths, roads, street lights and vehicle crossings in general accordance with the RITS;

e. Include hard landscaping details for accessways;

f. Include planting methodology; and

g. Include all lighting details within the proposed streets and accessways.

(150) The Consent Holder must submit a detailed engineering and landscape plans (including all hard assets/park furniture/fixtures/planting/turfing) for all local purpose stormwater reserves and land in lieu of a reserve as shown on the approved scheme plans referenced in Schedule 1. The plans must:

a. Be prepared by a suitably qualified landscape architect;

b. Be in general accordance with the relevant landscape plans referenced in Schedule 1;

(151) Include a Weed Management Plan detailing weed eradication and control methods prior to and after planting;

a. Identify all new planting to be undertaken on the site including details of the intended species, spacing, quantities, location, plant sizes at the time of planting, their likely heights on maturity and how planting will be staged and established;

b. Include specifications for plant condition and a written specification detailing the planting methodologies to be used;

c. Identify existing species to be retained;

d. Demonstrate the proposed slopes;

e. An annotated pavement plan and related specifications, detailing proposed site levels and the materiality and colour of all proposed hard surfacing.

(152) Prior to the issue of section 224(c) certification, all landscaping for public roads and accessways must be implemented in general accordance with the approved streetscape plans.

(153) Prior to the issue of Section 224(c) certification, all hard and soft landscape works within the public stormwater reserves and public parks must be implemented in general accordance with the approved landscape plans

(154) Prior to the issue of Section 224(C) certification, the Consent Holder must provide a Landscape Maintenance Plan (LMP) for all planting and landscaping to be established in all public stormwater reserves, public parks, public roads and accessways to the Council. The LMP must include:

a. Vegetation maintenance policies for the proposed planting, in particular details of maintenance methodology and dates/frequencies;

b. Details of watering, weeding, trimming, cultivation, pest and disease control, checking of stakes and ties, pruning and other accepted horticultural operations to ensure normal and healthy plant establishment and growth; and

c. Vandalism eradication policies.

(155) The Consent Holder must provide as-built plans of completed landscape works (hard and soft) within all public roads, accessways, drainage reserves and parks in CAD (NZTM 2000) and pdf form in general accordance with the Development Engineering as-built requirements v1.3. Plans must be provided to the Council and include the following details:

a. Asset names;

b. All finished hard and soft landscape asset locations and type, and any planted areas must be shown to scale with the square metres of planting annotated;

c. All underground services and drainage; and

d. All paint colours, pavers, and concrete types with names of products to be included on the assets schedule.

(156) An uncompleted works bond will be entered into where any landscape works required by the conditions of this consent have not been completed in general accordance with the approved plans. This may apply to matters such as street tree planting and riparian planting so that planting can be implemented at the most appropriate planting season. The bond amount shall be 1.5 x the contracted rate of any outstanding works and shall be agreed in consultation with the Council prior to lodging the bond. The liability of the Consent Holder shall not be limited to the amount of the bond.

(157) Prior to the issue of the 224(c) certificate, and in general accordance with section 108(2)(b) of the RMA, the Consent Holder will provide the Council a refundable bond in respect of the

maintenance of the landscaping works required by the conditions of this consent. The maintenance bond will be held for a period of two years from the issue of the certificate under s224(c) for all public roads and accessways. The amount of the bond will be 1.5 x the contracted rate for two years' maintenance.

(158)Prior to the issue of the 224(c) certificate, and in general accordance with section 108(2)(b) of the RMA, the Consent Holder will provide the Council a refundable bond in respect of the maintenance of the landscaping works required by the conditions of this consent. The maintenance bond will be held for a period of three years from the issue of the certificate under s224(c) for drainage reserves and parks. The amount of the bond will be 1.5 x the contracted rate for three years' maintenance.

5.2.6 Accessways and Vehicle Crossings

(159)The Consent Holder must design and construct JOALs in general accordance with the approved resource consent subdivision plans referenced in Schedule 1. Certification from a suitably qualified and experienced surveyor or engineering professional that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

(160)The Consent Holder must provide a new vehicle crossing to serve all JOALs. The crossing(s) must be designed and formed in general accordance with the requirements of the RITS. The new crossing must maintain an at-grade (level) pedestrian footpath across the length of the crossing, using the same materials, kerbing, paving, patterns and finish as the footpath on each side of the crossing. Confirmation that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

5.2.7 Geotechnical

(161)The Consent Holder must construct retaining walls, reinforced earth slopes in general accordance with the recommendations of the "Geotechnical Investigation Report" prepared by CMW Geosciences and referenced in Schedule 1 and subsequent Council approved versions to ensure the site is stable and suitable for development

(162)A Geotechnical Completion Report prepared by a suitably qualified and experienced geo-professional and signed by the chartered geo-professional to confirm that all lots are stable and suitable for development must be provided when applying for a certificate under section 224(c) of the RMA.

5.3 Section 224(c) Compliance Conditions

(163)The Consent Holder must demonstrate that Conditions (111)-(147) have been met for each Stage or Sub-Stage, at the time it applies for Section 224(C) certificate for each Stage or Sub-Stage.

(164)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.

6.0 Regional Council Consent – Land Disturbance

To undertake in a staged manner bulk earthworks and clean filling in association with the establishment of the Ashbourne Residential subdivision and associated roads, infrastructure, Greenway and small dam.

Consent Duration 5 years

6.1 General Conditions

(1) The activities authorised shall be undertaken in general accordance with the information and plans1 submitted by the Consent Holder in support of AUTHXXXXXXXX as listed in Table 1 and received by the EPA and subject to the following conditions. In the event of a conflict between the documents in Table 1 and the conditions of these resource consents, the conditions of these resource consents shall prevail.

(2) The Consent Holder shall be responsible for all contracted operations relating to the exercise of this resource consent and shall ensure contractors are made aware of the conditions of this consent and their requirement to comply with those conditions.

(3) A copy of this resource consent and any certified management plans shall be kept onsite at all times that the works authorised by this resource consent are being undertaken and shall be produced without unreasonable delay upon request from a servant or agent of WRC.

(4) Any reference in these conditions to a New Zealand Standard includes any later New Zealand standard that amends or replaces it.

6.1.1 Fees and Charges

(5) The Consent Holder must pay to the consent authority any administrative charge fixed in accordance with Section 36 of the ***RMA***, or any charge prescribed in accordance with regulations made under Section 360 of the ***RMA***.

6.1.2 Consent Lapse

(6) Pursuant to clause 37(7) of Schedule 6 to the ***FTAA***, this consent shall lapse five (5) years from the date of commencement unless it has been given effect to, surrendered, or been cancelled at an earlier date.

6.1.3 Review

(7) The ***WRC*** may during July each year from commencement of construction until 2 years after construction has completed serve notice on the Consent Holder under Section 128(1) of the ***RMA*** to review the conditions of this where:

(a) A material adverse effect which was not identified in the ***AEE*** (and supporting material for the resource consent application) has arisen; or

(b) The magnitude of adverse effects from the project are materially larger than what was indicated in the ***AEE*** (and supporting material for the resource consent application).

[1] All Management Plans lodged with the application are DRAFT and subject to change through the certification process.

(8) Costs associated with any review of conditions of this consent will be recovered from the Consent Holder in accordance with the provisions of Section 36 of the ***RMA***.

6.1.4 Pre- Start Requirements

(9) The Consent Holder shall appoint a representative(s) prior to commencement of any works authorised by this resource consent, who shall be ***WRC***'s principal contact person in regard to matters relating to this consent. The Consent Holder shall inform ***WRC*** of the representative's name and how they can be contacted prior to this consent being exercised. Should that person(s) change during the term of this resource consent, the Consent Holder shall immediately inform the ***WRC,*** and shall also give written notice of the new representative's name and how they can be contacted.

(10) Prior to the commencement of activities authorised by this consent on the site, the Consent Holder shall hold a pre-start meeting that:

(a) Is scheduled not less than ten (10) working days (or such other timeframe that is agreed in writing between the Consent Holder and ***WRC***) before the anticipated commencement of works.

(b) Outlines the strategy, sequence and approach to construction

(c) Confirms the approach to management plans and what is relevant per delivery stage(s).

(d) Is attended by the site representative, the contractor, and any other relevant party representing the Consent Holder, including the Consent Holder's Ecologist who will introduce and explain the relevant ecological management plans, implementation and purpose;

At least ten (10) working days prior to the meeting, the Consent Holder shall invite the following parties to the pre-start meeting:

i. ***WRC*** compliance monitoring officer[s] and engineers; and

ii. representatives from Ngāti Hauā, Ngāti Hinerangi, and Raukawa.

6.1.5 Complaints Management

(11) A record of any complaints received in respect of the Construction Works shall be maintained during Construction.

(a) The record shall include:

(i) The name, phone number and address (if known) of the complainant (unless the complainant wishes to remain anonymous);

(ii) Nature of the complaint;

(iii) The date and time of the complaint, and the location, date and time of the alleged event giving rise to the complaint;

(iv) The weather conditions at the time of the complaint (as far as practicable), including wind direction and approximate wind speed if the complaint relates to air quality, odour or noise and where weather conditions are relevant to the nature of the complaint;

(v) Any other activities in the area, unrelated to the Project, that may have contributed to the complaint, such as construction undertaken by other parties, fires, traffic accidents or any unusual conditions;

(vi) Measures taken to respond to the complaint;

(vii) The outcome of the investigation into the complaint and any changes to procedures as a result; and

(viii) A record of the response provided to the complainant.

(b) The record of complaints shall be made available to the Manager upon request.

6.2 Cultural Impact Assessment (CIA)

The following Mana Whenua groups have endorsed the ***CIA*** referenced in **Condition [12]**:

- Ngāti Hauā Iwi Trust, representing Ngāti Hauā
- Te Puāwaitanga o Ngāti Hinerangi Iwi Trust, representing Ngāti Hinerangi
- Raukawa Charitable, representing Raukawa

(12) The Project (including all works) shall be undertaken in accordance with the following, to reflect and implement the recommendations in the ***CIA***:

(a) A Memorandum of Partnership or Kawenata that records a commitment to establishing a collaborative, interactive, positive, and balanced relationship exercising good faith, co-operation and flexibility and responsiveness between ***the Consent Holder(s)*** and Mana Whenua entities shall be confirmed and signed within twelve (12) months of this consent commencing;

(b) Cultural monitors shall be engaged during the project's inception and construction phases;

(c) Any contractors involved in earthworks shall receive guidance on Ngā Iwi tikanga and protocols, including an understanding of the Accidental Discovery Protocol, which may be provided by a Mana Whenua representative or designate;

(d) An Accidental Discovery Protocol shall be established in accordance with **Condition [12(c)]** prior to any land disturbance activities;

(13) Prior to the commencement of any construction works the Consent Holder will invite representatives from Ngāti Hauā, Ngāti Hinerangi, and Raukawa, to discuss the implementation of the relevant recommendations within the ***CIA.***

(14) The outcomes of the engagement described above in **Condition [(13)]** shall be reported to ***WRC***, prior to construction commencing.

6.2.1 Discovery of Archaeological Finds or Culturally Significant Finds

(15) The Consent Holder shall give at least twenty (20) working days written notice of the date that the construction contractor intends to commence earthworks or construction works to:

(a) Representatives from Ngāti Hauā, Ngāti Hinerangi, and Raukawa to enable them to:

(i) Clarify with the contractor the procedures as identified under **[Condition [12(d)]** that will be observed;

(ii) Provide the names and contact details of their representatives who are to be contacted for cultural advice and guidance in the event of a discovery of any buried archaeological deposits found during the project; and

(iii) Arrange for the inspection (should they so desire) of the earthworks in the vicinity of identified areas referred to in **Condition [(10)]** (pre start meeting).

(b) The Project archaeologist (if required), to establish with the contractor a working relationship that will comply with good practice during the earthworks stage of construction.

(16) Ten (10) working days prior to the commencement of construction works (or such other timeframe that is agreed in writing between the Consent Holder and ***WRC***), the Consent Holder shall provide the Manager or nominees, written evidence that Archaeological Authorities under the ***HNZPT*** have been obtained from Heritage New Zealand **if required**, to modify, damage or destroy any potential archaeological sites that may be affected during the construction works. Alternatively, the Consent Holder shall provide evidence that Archaeological Authorities are not necessary.

(17) The following ***ADP*** is only applicable to works where a ***HNZPT*** archaeological authority is not in place. In the event that any archaeological sites, remains, artefacts, taonga (Maaori artefacts) or kōiwi are unearthed, dislodged, uncovered or otherwise found or discovered during the earthworks ('the discovery'), the Consent Holder shall implement an ***ADP*** which shall consist of the following actions:

(a) Cease works immediately in all parts of the project site affected by the discovery;

(b) Advise Ngāti Hauā, Ngāti Hinerangi, and Raukawa, a Suitably Qualified and Experienced archaeologist and ***WRC*** within one (1) day of the discovery;

(c) Arrange for a Suitably Qualified and Experienced Project archaeologist to attend site to confirm if the material is archaeological in nature or involves kōiwi;

(d) Contact the NZ Police, Coroner and Heritage New Zealand as appropriate;

(e) Undertake specific preservation measures to address any discovery that includes water-logged or wet archaeological materials; and

(f) Not recommence works in the parts of the project site affected by the discovery until all necessary statutory authorisations or consents have been obtained.

*Advice Note: In the event of conflicting provisions where any part of the site is operating under an Archaeological Authority from **HNZPT**, the condition within that Authority shall take precedence.*

6.3 Management Plans

(18) **Conditions [18]** to **[23]** apply to all Management Plans and Ecological Implementation Plans required to be prepared in accordance with this consent.

(19) The certification process for Management Plans required by the conditions of this consent shall be confined to confirming that the Plans give effect to their objectives, consent condition requirements, and contain the required information.

(20) Management Plans may be submitted in parts or in stages to address particular activities or to reflect a staged implementation of the Project. When a Management Plan is provided in part or for a stage it shall be submitted at least twenty (20) working days prior to commencement of Construction Works for that part or stage unless otherwise specified in the conditions. Management Plans submitted to Council shall clearly show the linkage with Management Plans for adjacent stages and any interrelated activities or other Management Plans.

(21) Within twenty (20) working days of receiving a Management Plan that is required by these conditions to be provided for certification, the Consent Authority shall notify the Consent Holder whether the Management Plan is certified or if not, the reasons why certification has not been provided and the matters that must be addressed before this can occur.

(22) At all times during construction and enabling works the Consent Holder shall ensure that a copy of the latest version of all Management Plans are kept on site and all key personnel are made aware of their contents.

(23) The Consent Holder shall implement all certified Management Plans for the duration of the works to which the Plan relates.

(24) Any changes and/or updates to a certified Management Plan shall be made in accordance with the methodology and approved procedures in the Plan and submitted to the Consent Authority for certification in accordance with Conditions [17] to [22]. No change shall have effect until certified by the Consent Authority.

6.3.1 Construction Management Plan (CMP)

(25) At least twenty (20) working days prior to the commencement of any construction works within the project site (or such other timeframe that is agreed in writing between the Consent Holder and *WRC*), the Consent Holder shall submit a *CMP* to the *WRC*'s Chief Executive (or nominee) for certification.

(26) The objective of the *CMP* is to outline the approach to be taken for managing construction works to ensure that impacts that may arise from the works have been appropriately identified, managed and minimised. As a minimum, the *CMP* shall include:

(a) Details of the site manager, including 24-hour contact details (telephone, email, and postal address);

(b) The proposed start date of the construction works authorised by this resource consent;

(c) A schedule of each construction work phase that relates to stage of work;

(d) The commencement date and expected duration of the major cut and fill operations;

(e) The location of a notice board/s on the site that are readily visible and readable from a public place that clearly identifies the name, telephone number, email, and address for service of the site manager;

(f) Procedures for ensuring that the owners and/or occupiers in the immediate vicinity of the construction area are given ten (10) working days prior notice of the commencement of construction works and are informed about the expected duration of works, potential effects of the works and are kept informed of progress including responding to queries and complaints;

(g) Measures to prevent weed invasion due to machinery, top-soil and fill brought on to site including methods for cleaning machinery and inspecting top soil and fill bought to site;

(h) Details of how all earthmoving machinery, pumps and generators shall be operated in a manner which ensures that spillages of fuel, oil and similar contaminants are prevented, particularly during refuelling and machinery servicing and maintenance (which shall include that refuelling and lubrication activities shall be carried out away from any surface water, such that any spillage can be contained and does not enter any surface water); and

(i) Any other details of the intended works' programme.

6.3.2 Erosion and Sediment Control Plan (ESCP)

(27) At least twenty (20) working days prior to the commencement of any construction work in relation to this resource consent (or such other timeframe that is agreed in writing between the Consent Holder and ***WRC***), the Consent Holder shall submit an ***ESCP*** to the ***WRC*** for certification.

(28) The objective of the ***ESCP*** is to:

(a) Ensure that erosion and sediment control is designed, constructed and operated in accordance with the ***Waikato Regional Council Erosion & Sediment Control Guidelines for Soil Disturbing Activities (TR902);*** and

(b) Minimise sediment discharge from the site to the greatest extent practicable and ensure all earthworks are undertaken consistently with conditions of this consent.

(29) The erosion and sediment control measures to be included in the ***ESCP*** shall as a minimum be based upon and incorporate all the relevant principles and practices relevant to this consent from:

(a) the WRC document ***"Erosion and Sediment Control – Guidelines for Soil Disturbing Activities" (Technical Report No. 2009/02 – dated January 2009)*** or any subsequent revision to or replacement of that document; and

(b) ***Section F2.0 (Coagulant and flocculant treatment) of Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (Guideline document 2016/005),*** June 2016 or any subsequent revision to or replacement of that document.

(30) The erosion and sediment control measures shall include but not be limited to, the following:

(a) Details of all principles, procedures and practices that will be implemented to undertake erosion and sediment control to minimise the potential for sediment discharge from the site, including flocculation if required *(*if flocculation is proposed note the ***FIMP*** requirements below*)*;

(b) The design criteria and dimensions of all key erosion and sediment control structures;

(c) A site plan of a suitable scale to identify:

i. The locations of waterways;

ii. The extent of soil disturbance and vegetation removal;

iii. Any "no go" and/or buffer areas to be maintained undisturbed adjacent to watercourses;

iv. Areas of cut and fill;

v. Locations of topsoil stockpiles;

vi. All key erosion and sediment control structures;

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

viii. The locations (*if relevant*) of all specific points of discharge to the environment (both temporary and permanent);

ix. The location and details of stream stabilisation works in areas of damming, diversion or clearing with regards to the Waitoa Stream; and

x. Any other relevant site information.

(d) Construction timetable for the erosion and sediment control works and the bulk earthworks proposed;

(e) Timetable and nature of progressive site rehabilitation and re-vegetation proposed;

(f) Measures to prevent weed invasion due to machinery, top-soil and fill brought on to site;

(g) Maintenance, monitoring and reporting procedures;

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

(i) Procedures and timing for review and/or amendment to the erosion and sediment control measures listed in the ***ESCP***; and

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

(31) Prior to bulk earthworks commencing in any stage of development, the Consent Holder shall submit to the ***WRC*** a certificate signed by a suitably qualified and experienced person to certify that erosion and sediment controls have been constructed in accordance with the ***ESCP*** and in accordance with the documents referred to in Condition [29] Certified controls shall include sediment retention ponds, decanting earth bunds, silt fences and diversion channels/bunds. The certification for these measures shall be supplied within five (5) working days of completion of construction of those measures.

(32) Information supplied if applicable shall include:

(a) Contributing catchment area;

(b) Retention volume of structure (dead storage and live storage measured to the top of the primary spillway);

(c) Shape and dimensions of structure;

(d) Position of inlets/outlets;

(e) Stabilisation of the structure; and

(f) Compliance with the WRC document titled *'Erosion and Sediment Control Guidelines for Soil Disturbing Activities January 2009' (Technical Report No.2009/02)* and Section F2.0 (Coagulant and flocculant treatment) of the Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (Guideline document 2016/005), June 2016.

Advice Note: An example template and the information required for the As Built Certification Statements can be found on the WRC website www.waikatoregion.govt.nz/earthworks.

(33) All earthmoving machinery, pumps and generators shall be operated in a manner which ensures that spillages of fuel, oil and similar contaminants are prevented, particularly during refuelling and machinery servicing and maintenance. Refuelling and lubrication activities shall be carried out away from any surface water such that any spillage can be contained and does not enter any surface water.

(34) The Consent Holder shall ensure that all machinery used in the exercise of this consent is cleaned prior to being transported to the site to ensure that all seed and/or plant matter has been removed and documented in accordance with the *WRC* document titled '*KEEP IT CLEAN' – Machinery hygiene guidelines and logbook to prevent the spread of pests and weeds' (June 2013)*.

6.4 During Construction

(35) Earthworks are to be supervised by a suitably qualified professional engineer in accordance with *NZS4431:1989*. In supervising the works, the suitably qualified engineering professional shall ensure that they are constructed and completed in accordance with the approved earthworks plans.

6.4.1 Cleanfill

(36) The Consent Holder shall ensure that any importation of cleanfill from off-site meets the definition of cleanfill as defined by the Waikato Regional Plan. Cleanfill deposition authorised by this consent shall exclude:

(a) Material that has combustible, putrescible or degradable components;

(b) Materials likely to create leachate by means of biological or chemical breakdown;

(c) Any products or materials derived from hazardous waste treatment, hazardous waste stabilisation or hazardous waste disposal practices;

(d) Materials such as medical and veterinary waste, asbestos, or radioactive substances that may present a risk to human health; and

(e) Soils or other materials contaminated with hazardous substances or pathogens.

(37) To ensure that all material imported to site meets the cleanfill definition as outlined within Condition [34], the Consent Holder shall undertake routine monitoring every calendar month of all fill material imported to site or as requested by *WRC*, and shall maintain records of the source, type and volume of all cleanfill material. These records shall be made available to the *WRC* upon request.

6.4.2 Erosion and Sediment Control

(38) The Consent Holder shall be responsible for any erosion protection or control works, and associated maintenance, that become necessary to preserve the integrity and stability of all watercourses, including their margins and banks, structures, land and property as a result of the exercise of this consent. If/where erosion protection or control works become necessary, the Consent Holder shall undertake these works after liaising with all affected parties. All works shall be carried out in accordance with the certified ***ESCP***.

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

(40) The Consent Holder shall ensure that all clean water run-off from stabilised surfaces including catchment areas above and around the site shall be diverted away from the earthworks area via a stabilised diversion system.

(41) The Consent Holder shall ensure that all temporary watercourse diversion systems are designed and installed to convey flows from contributing catchment areas up to the 5% AEP rainfall event (20-year ARI rainfall event) without overtopping and shall also ensure that these systems incorporate adequate protection against erosion.

(42) The Consent Holder shall ensure that all erosion and sediment controls are inspected and in good working order prior to, and immediately after rain events. The Consent Holder shall further ensure that all erosion and sediment controls are maintained such that optimal sediment capture efficiency is achieved at all times.

(43) The Consent Holder shall maintain the stabilised construction entrance at the site entrance point(s) and shall manage all traffic leaving the site to prevent the tracking of sediment onto the public road surface.

(44) In the event that any persistent sediment tracking effects are identified, the Consent Holder shall install an appropriate wheel wash facility to prevent any ongoing effects.

6.4.3 Flocculation Implementation Management Plan (FlMP)

(45) Prior to the commencement of construction works, the Consent Holder shall undertake flocculent bench testing to determine the reactivity of soils to chemical treatment within those areas of the site where runoff is proposed to be treated by sediment retention ponds and decanting earth bunds.

(46) Where soils positively react to chemical treatment, the implementation of a flocculation treatment system shall be maintained as a contingency throughout the duration of earthworks and shall be implemented at the request of the ***WRC*** monitoring officer in accordance with the ***FIMP*** bench testing required by Condition [(45)].

(47) Ten (10) days prior to the commissioning of the flocculation treatment system (*for each basin if applicable*) (or such other timeframe that is agreed in writing between the Consent Holder and ***WRC***), the Consent Holder shall provide the ***WRC*** with a ***FIMP***. The objective of the ***FIMP*** is to manage flocculation used as part of the erosion and sediment control practices to avoid or minimise adverse effects in the environment caused by the use of chemical flocculents.

(48) The ***FIMP*** shall include, as a minimum:

(a) Specific design details for the flocculation system;

(b) Monitoring, maintenance (including post-storm) and record keeping details;

(c) Details of optimum dosage (including assumptions);

(d) Results of any initial flocculation trial;

(e) A spill contingency plan; and

(f) Contact details of the persons responsible for the operation and maintenance of the flocculation treatment system and the organisational structure to which this person shall report.

6.4.4 Monitoring of Erosion and Sediment Controls

(49) The Consent Holder shall ensure that erosion and sediment controls at the site are inspected a minimum of once per week and within 24 hours of each rainstorm event that is likely to impair the function or performance of the controls.

(50) The Consent Holder shall carry out monitoring and maintenance of erosion and sediment controls in accordance with the conditions of this consent and shall maintain records detailing:

(a) The date, time and results of the monitoring undertaken;

(b) The erosion and sediment controls that required maintenance;

(c) The time when the maintenance was undertaken; and

(d) The type of maintenance carried out.

These records shall be provided to the ***WRC*** on request.

6.4.5 Stockpiles

(51) If the stockpile material contains silt or is erosion prone, the Consent Holder shall place topsoil overtop of the stockpile before stabilisation.

(52) If a stockpile is to be stored for longer than one (1) week, the Consent Holder shall seal, mulch and stabilise the stockpile to minimise potential erosion and sedimentation. These controls are to remain until stockpiles are removed or used on site.

6.4.6 Stabilisation/Rehabilitation

(53) The Consent Holder shall stabilise the site against erosion as soon as practicable and in a progressive manner as earthworks are finished over various areas (catchments) of the site. The Consent Holder shall monitor and maintain the site until vegetation is established to such an extent that it prevents erosion and prevents sediment from entering any watercourse.

(54) The Consent Holder shall revegetate or re-grass all areas of bare earth as soon as practicably possible and within three calendar months following the completion of earthworks (per individual stage/basin construction). If this cannot be achieved the Consent Holder shall temporarily cover the area with a surface suitable to protect against soil erosion until such time as re-vegetation or re-grassing can occur.

6.4.7 Erosion and Flood Protection

(55) The Consent Holder shall be responsible for any erosion protection or control works, and associated maintenance, that become necessary to preserve the integrity and stability of all watercourses, structures, land and property as a result of the exercise of this consent. If/where erosion protection or control works become necessary, the Consent Holder shall undertake these works after liaising with all affected parties.

Advice Note: Separate resource consents may be required to undertake erosion protection or control works. The Consent Holder is advised to obtain all such consents prior to any works being undertaken.

6.4.8 Discharges

(56) The concentration of suspended solids in the Waitoa River, or any other water body (including modified watercourses and farm drains), shall not exceed 80 grams per cubic metre suspended solids concentration as a result of the exercise of this resource consent, after reasonable mixing. This standard shall apply except where the suspended solids concentration in the Waitoa River, unaffected by the activity, is greater than the standard specified. When the concentration of suspended solids in the Waitoa River, unaffected by the activity, exceeds 80 grams per cubic metre then there shall not be any increase in the suspended solids concentration in the Waitoa River as a result of activities authorised by this resource consent.

6.4.9 Monitoring of earthworks discharges

(57) During the construction of the Ashbourne Greenway and until vegetation is established to such an extent that it prevents erosion and silt laden runoff generated by the greenway from entering any watercourse, the Consent Holder shall install, operate, maintain and monitor an automated inline continuous turbidity monitoring system at the following locations:

(a) At the downstream end of the active Greenway Outfall to the Waitoa River.

(58) The automated system will be monitored by the site manager, or their delegate.

(59) The automated system will trigger an alarm when turbidity exceeding 50 NTU is recorded.

(60) This is based on historical correlations to 80 grams per cubic metre *TSS*. This turbidity level will be reviewed annually to confirm the correlation between Turbidity and a *TSS* level of 80 grams per cubic metre under the discharge condition above.

(61) If the alarm is triggered, the Consent Holder will investigate within 2 hours the source of the excess turbidity and identify and implement actions to ensure turbidity is reduced below the trigger level.

(62) During the first earthworks season the Consent Holder shall periodically take water samples from adjacent to the turbidity probe and have the samples analysed for total phosphorus at an IANZ-accredited laboratory. The Consent Holder shall make reasonable endeavours to analyse water samples across the range of turbidity expected (from base flow to at least the alarm trigger value) and establish a relationship between turbidity and total phosphorus at the site. This data shall be submitted to *WRC* for technical certification.

(63) If requested in writing by the *WRC* the Consent Holder shall take samples of the discharges from all sediment retention ponds on the site a minimum of once per month and after all rainfall events greater than 20 millimetres in the preceding 24 hours, excepting times when

there are no discharges. The Consent Holder shall take the samples within four hours of becoming aware of a rainfall event greater than 20 millimetres in the preceding 24 hours.

(64) Within one (1) working day of taking any samples required, the Consent Holder shall have those samples analysed for suspended solids and turbidity and (if flocculants are being used to treat any sediment retention pond) pH, and soluble aluminium. The results of the analysis shall be forwarded to the ***WRC*** within seven (7) days of analysis.

(65) The Consent Holder shall ensure that the soluble aluminium concentration of any discharge from a sediment retention pond flocculated in accordance with a technically certified ***FIMP***, shall not exceed 0.2 grams per cubic metre.

(66) The Consent Holder shall ensure that the pH of any discharge from a sediment retention pond flocculated in accordance with a technically certified ***FIMP***, shall not be less than 5.5 or greater than 8.5 pH units.

6.4.10 Winter Works

(67) The Consent Holder shall not carry out any construction works during the winter period from 1 May to 30 September inclusive unless a request for Winter Works in accordance with **Condition [(69)]** is approved by the ***WRC***.

(68) The Consent Holder shall ensure that the site is appropriately stabilised by 30 April of each year unless otherwise approved by the ***WRC***. Stabilisation shall be undertaken by providing adequate measures (vegetative and/or structural and including, pavement, metalling, hydroseeding, revegetating and mulching) that will minimise erosion of exposed soil to the extent practicable.

(69) Requests to undertake construction works during the period 1 May to 30 September inclusive shall be submitted in writing to the ***WRC***, and shall be in the form of amendments to the certified ***ESCP***.

*Advice Note: In considering a request for the continuation of winter works, the **WRC** will consider a number of factors; including:*

a) the nature of the site and the winter soil disturbance works proposed;

b) the quality of the existing/proposed erosion and sediment controls;

c) the compliance history of the site/operator;

d) seasonal/local soil and weather conditions;

e) sensitivity of the receiving environment; and

f) any other relevant factor.

6.4.11 Dust Management Plan (DMP)

(70) At least twenty (20) working days prior to the commencement of any construction work in relation to this resource consent (or such other timeframe that is agreed in writing between the Consent Holder and ***WRC***), the Consent Holder shall submit a ***DMP*** to the ***WRC*** for certification.

(71) The objectives of the ***DMP*** are to achieve the following outcomes:

(a) Discharges of dust does not cause offensive or objectionable effects at any location beyond the boundary of the Site, in the opinion of an enforcement officer when assessed in accordance with the *Good Practice Guide for Assessing and Managing Dust (Ministry for the Environment, 2016).*

(b) Dust management during the works generally complies with the recommendations of this Good Practice Guide and minimises dust generation as far as practicable.

(72) The *DMP* shall include, as a minimum, the following details:

(a) Use of chemical dust suppressants as a method of sealing problematic or unfinished areas if the previous methods fail to mitigate dust effects appropriately.

(b) The on-site practices that will be adopted during Construction Works to minimise all dust and particulate emissions and the potential for any dust emissions beyond the boundary of the site that cause a nuisance. A dust nuisance will occur if:

i. There is visible evidence of suspended solids in the air beyond the site boundary; and/or

ii. There is visible evidence of suspended solids traceable from a dust source settling on the ground, building or structure of a neighbouring site or water.

(c) The measures that will be adopted to ensure that exposed areas have sufficient soil moisture levels all times under prevailing wind conditions to minimise the potential for dust generation.

(d) The staff who are available on-call at all times (including outside of working hours) to operate the water application system for dust suppression.

(e) A requirement that if a written request is made by *WRC*, the Consent Holder shall carry out sealing within reasonably practicable timeframe of any problematic dust generating surfaces within the site using hydro-seed/hydro-mulch, polymer soil stabilisers or a similar dust control product to promptly address any ongoing dust effects.

6.4.12 Ecological Management Plans

(73) At least twenty (20) working days prior to the commencement of any construction works in relation to each stage for the project site (or such other timeframe that is agreed in writing between the Consent Holder and *WRC*), the Consent Holder shall submit the following to *WRC* for certification in conjunction with the relevant Management Plans below:

(a) A plan showing the areas of land for ecological mitigation / offsetting (if required) to be undertaken for the particular stage.

(b) A planting and maintenance methodology;

(c) Confirmation from the owner of that land that the Consent Holder has lawful authority to undertake the work and retain it;

(d) A temporary drain diversion plan that demonstrates the extent of the diversion, methodology to divert and reconnect the suite of artificial drain including the provision of fish passage (from the Waitoa River).

(e) The Consent Holder shall retain suitably qualified and experienced practitioners to complete and finalise the detailed design of relevant culverts, in stream infrastructure, embankments and check dams. (Noting this will vary basin to basin);

(f) Fish passage/exclusion design for all new in-stream infrastructure including proposed culverts, the outlet from the Waitoa River and proposed check dams;

(g) A description of measures to prevent weed invasion due to machinery, top-soil and fill brought on to site including methods for cleaning machinery and inspecting top soil and fill bought to site; and

(h) A description of measures to be implemented to monitor and control weeds and pest mammals within the area of works. The measures will address, but not be limited to, the management of possums, mustelids hares/rabbits and, rats to protect revegetation plantings and habitat values.

6.4.13 Fish Management Plan (FMP)

(74) At least twenty (20) working days prior to the commencement of any construction works in relation to the project site (or such other timeframe that is agreed in writing between the Consent Holder and ***WRC***), the Consent Holder shall submit a ***FMP*** to ***WRC*** for certification. The main objectives of the ***FMP*** are to:

(a) Ensure best practice indigenous fish relocation from affected watercourses as practicably possible by requiring the following (which is deemed to achieve that outcome)

i. Netting nodes to consist of 1 fyke net and 2 minnow traps;

ii. Netting nodes to be set on average 10m apart;

iii. Once 3 nights of netting have reduced the catch to a maximum average of <1 fish per trap per night the standard is deemed to have been achieved.

iv. A suitably qualified and experienced ecologist be on site during the dewatering and mucking out of watercourses to capture and relocate any remaining indigenous fish as possible and to humanely euthanised any pest fish.

(b) Ensure that pest fish within the project area are caught and are humanely euthanised; and

(c) Avoid, remedy or mitigate the unplanned dewatering of areas of fish habitat and, where such dewatering occurs, undertake fish capture and relocation in accordance with (a) and (b).

(d) Minimise disturbance of fish from project works in watercourses/drains and other surface water features immediately surrounding the project site;

(e) Minimise the impact of works within watercourses, drain realignments and infilling works within associated artificial drains as set out in the ***FMP, Section 6 of the Ashbourne Ecological Management Plan dated July 2025.***

(f) Describe in detail a staged approach for relocating fish i.e., *Stage 1, Pre-Works fish relocations, Stage 2, Dewatering fish relocations, Stage 3, Excavation fish relocations.*

(g) Ensure fish relocations are carried out by experienced freshwater ecologists who are responsible for implementing all aspects of the ***FMP*** including the installation and maintenance of temporary exclusion nets along the drain.

(75) The ***FMP*** shall provide for all fish management requirements throughout the works and include, as a minimum, the following details:

(a) A brief description of the known fish community within and around the Waitoa River Catchment;

(b) Protocols and methods to ensure that all watercourses/drains and other surface water features beyond the subject site are fully isolated and protected from the works, including (but not limited to):

i. Surface water diversion and groundwater drawdown effects;

ii. Earthworks, sediment and other types of contaminant discharges; and

iii. Physical disturbance of any nature (such as from site access, vehicles and works machinery);

(c) A construction methodology which includes a works schedule for undertaking mitigation in respect of the proposed watercourse/drain diversion and dewatering (such as fish capture and relocation);

(d) Protocols and methods for the capture and transfer of indigenous fish, including the timing, required weather conditions, extent of fishing effort and release points;

(e) Protocols and methods to address any unexpected discoveries of fish during the works. These shall include procedures to be followed upon discovery of fish in situations where they would otherwise be destroyed if works were to continue, including recovery techniques to relocate fish to designated release points;

(f) Protocols and methods to either provide or preclude fish passage (as appropriate) through the design of new culverts and temporary diversion channels;

(g) Protocols and methods for recording and reporting to the ***WRC***, the numbers, diversity and size range of all fish removed from watercourses/drains (recovered or accidentally injured or killed);

(h) Measures to ensure that captured fish do not re-enter the active stage of works (basin) throughout the duration of the works;

(i) Requirements for permits and certificates to handle native fish from the relevant authorities;

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

(k) Notification and reporting procedures;

*Advice Note: When implementing these conditions, the Consent Holder is advised to consult with the **DOC** and the Ministry of Primary Industries to determine if fish handling and/or relocation permits are required from these authorities.*

6.4.14 Long-tailed Bat Management Plan (LBMP)

(76) The objective of the Long-tailed Bat Management Plan (***LBMP***) is to achieve best practice bat capture and relocation and to minimise the effects of the construction on long-tailed bats which use the site. represents such best practice. As described in ***section 4 of the Ecological Solutions Ashbourne Ecological Management Plan dated July 2025***

(77) At least twenty (20) working days prior to the commencement of any construction works in relation to the project site (or such other timeframe that is agreed in writing between the Consent Holder and ***WRC***), the Consent Holder shall submit a ***LBMP*** to ***WRC*** for certification. The ***LBMP*** shall be in accordance with the ***LBMP*** contained within ***section 4 of the Ecological Solutions Ashbourne Ecological Management Plan dated July 2025*** and any changes from the LBMP must be clearly identified and an explanation provided outlining the rationale for the change and why the change is consistent with the objective of the ***LMBP***.

6.4.15 Native Bird Management

(78) That if earthworks or vegetation clearance must occur within the bird breeding season (September – February inclusive), the following measures will be implemented:

(a) Prior to vegetation clearance, a bird nest survey will be undertaken by a suitably qualified and experienced ecologist. Where required a climbing arborist and/ or drone will be used to identify bird nests where trees are too tall or dense to properly assess from the ground.

(b) If no active nests are found, trees may be felled within seven working days.

(c) If active nests of native species are found, a 20 m setback shall be established around the nest. This area is to be clearly marked and left undisturbed until regular monitoring confirms nesting birds have fledged or nests are naturally abandoned.

(d) Trees with active nests will require regular monitoring until nesting birds have fledged or nests are naturally abandoned. This will include the collection of: date and time, GPS location and/or area of checking, outcome of bird nest checks (i.e., presence or absence of active nests) and species observed.

6.4.16 Lizard Management Plan (LMP)

(79) The objective of the Lizard Management Plan (***LMP***) is to achieve best practice habitat modification with the intent of minimising potential harm and effects on Long-tailed Bats which use the site. ***Appendix 1 of the Ecological Solutions Ashbourne Ecological Management Plan dated July 2025*** represents best practice.

(80) At least twenty (20) working days prior to the commencement of any construction works in relation to the project site (or such other timeframe that is agreed in writing between the Consent Holder and WRC), the Consent Holder shall submit a ***LMP*** to ***WRC*** for certification. The LMP shall be in accordance with the ***LMP*** contained within ***section 5 of the Ecological Solutions Ashbourne Ecological Management Plan dated July 2025*** and any changes from that ***LMP*** must be clearly identified and an explanation provided outlining the rationale for the change and why the change is consistent with the objective of the ***LMP***.

6.4.17 As-built Certification Statements

(81) The Consent Holder shall retain suitably qualified and experienced practitioners to prepare and sign As-built Certification Statements which certify that the stormwater basins, **dam**(s) and any artificial wetlands have been constructed in accordance with the certified detailed designs as required. The approved As-built Certification Statements shall be submitted ***WRC*** within ninety (90) working days of completion of the construction works and a copy also provided to MPDC.

6.4.18 Advice Notes

- The construction, operation, maintenance and management of the Ashbourne Greenway, small dam and associated infrastructure is authorised by a suite of resource and land use consents that operate in an integrated manner and must be read and implemented together. Reference should be made to all consents in the suite. These are:
    i. AUTHXXXXXXXX
    ii. AUTHXXXXXXXX
    iii. …etc
- This resource consent is transferable to another owner or occupier of the land concerned, upon application, on the same conditions and for the same use as originally granted (Sections 134 to 137 of the ***RMA***).
- The reasonable costs incurred by ***WRC*** arising from supervision and monitoring of this/these consents will be charged to the Consent Holder. This may include but not be limited to routine inspection of the site by ***WRC*** officers or agents, liaison with the Consent Holder, responding to complaints or enquiries relating to the site, and review and assessment of compliance with the conditions of consents.
- Note that pursuant to Section 332 of the ***RMA***, enforcement officers may at all reasonable times go onto the property that is the subject of this consent, for the purpose of carrying out inspections, surveys, investigations, tests, measurements or taking samples.

7.0 Regional Consent Conditions – Stormwater Discharge

Discharge Permit – to permanently divert and discharge stormwater to land and provide for a Small Dam at Discharge Point.

Consent Duration: 35 years

7.1 General Conditions

(1) The stormwater diversion and discharge activities authorised by this resource consent must be undertaken in general accordance with the information and plans submitted by the Consent Holder in support of *RCXX* as listed in **Schedule 1** and received by the ***EPA*** on XXX 2025, and subject to the following conditions. In the event of a conflict between the documents in **Schedule 1** and the conditions of these resource consents, the conditions of these resource consents shall prevail.

(2) The Consent Holder shall be responsible for all contracted operations relating to the exercise of this resource consent, and shall ensure contractors are made aware of the conditions of this consent and their requirement to comply with those conditions.

(3) The consent holder must appoint a representative prior to commencement of any works authorised by this resource consent, who must be the Waikato Regional Council's principal contact person in regard to matters relating to this resource consent. The consent holder must inform the Waikato Regional Council of the representative's name and how they can be contacted prior to this resource consent being exercised.

(4) A copy of this resource consent and any certified management plans shall be kept onsite at all times that the works authorised by this resource consent are being undertaken, and shall be produced without unreasonable delay upon request from a servant or agent of a consent authority.

(5) Any reference in these conditions to a New Zealand Standard includes any later New Zealand standard that amends or replaces it.

7.1.1 Fees and Charges

(6) The Consent Holder must pay to the consent authority any administrative charge fixed in accordance with section 36 of the ***RMA***, or any charge prescribed in accordance with regulations made under section 360 of the ***RMA***.

7.1.2 Consent Lapse

(7) Pursuant to clause 26(2) of Schedule 5 to the ***FTAA***, the consents numbered *RCXX* shall lapse thirty-five (35) years from the date of commencement unless it has been given effect to, surrendered, or been cancelled at an earlier date.

7.1.3 Review

(8) The ***WRC*** may at any time within 6-12 months of the completion of each stage serve notice on the Consent Holder under section 128(1) of the ***RMA*** to review the conditions of this where:

(a) A material adverse effect which was not identified in the ***AEE*** (and supporting material for the resource consent application) has arisen; or

(b) The magnitude of adverse effects from the project are materially larger than what was indicated in the ***AEE*** (and supporting material for the resource consent application).

(9) Costs associated with any review of conditions of this consent will be recovered from the Consent Holder in accordance with the provisions of section 36 of the ***RMA***.

(10) The Consent Holder shall be responsible for the design, structural integrity and maintenance of the stormwater system including piped reticulation network, stormwater treatment/attenuation devices and inlet and outlet structures and shall operate and maintain the stormwater system to avoid and/or mitigate any adverse effects of stormwater discharges to the downstream receiving environment.

(11) The Consent Holder shall not undertake any changes to the stormwater system which would fundamentally alter the stormwater quality or quantity characteristics of the stormwater discharge activities authorised by this resource consent.

(12) The Consent Holder shall be responsible for maintaining the stormwater soakage devices and ensure the ongoing operation.

7.2 Stormwater Quality and Receiving Environment

(13) The consent holder must manage the stormwater network to avoid the discharge of any substance that is likely to cause the production of conspicuous oil, or grease films, scums or foams, or floatable suspended materials in downstream water bodies after reasonable mixing.

(14) The consent holder must manage the stormwater network to avoid the discharge of suspended solids and any other substances that are likely to cause the following effects in downstream water bodies after reasonable mixing:

(a) Conspicuous changes in colour or visual clarity;

(b) Smothering of benthic organisms by sediment; or

(c) Increases in suspended solids concentrations by more than 10 percent or exceedance of 80 grams per cubic metre (whichever is the lesser).

(15) The consent holder must manage the stormwater network to avoid the discharge of hazardous substances in concentrations that are likely to adversely affect aquatic life, or the suitability of water for human consumption after treatment. Where a question arises as to whether the concentration of any particular hazardous substance is causing these effects, it must be determined through the application of the United States Environmental Protection Agency National Recommended Water Quality Criteria (USEPA, 2009) – Criteria Maximum Concentration, or any other technical publication technically certified in advance by the Waikato Regional Council.

(16) The consent holder must manage the stormwater network to avoid the discharge of micro-organisms in concentrations that are likely to adversely affect human health. Where a question arises as to whether the concentration of micro-organisms is adversely affecting human health, it must be determined through the application of the Microbiological Water Quality Guidelines for Marine and Freshwater Recreational Areas (MfE, 2003), or any other technical publication technically certified in advance by the Waikato Regional Council.

(17) The consent holder must manage the stormwater network to avoid discharges that are likely to adversely affect aquatic ecosystems and cause the following effects in downstream water bodies after reasonable mixing:

(a) Dissolved oxygen levels to fall below 80% of saturation;

(b) pH to fall below 6 or exceed 9;

(c) Suspended sediments to smother benthic organisms;

(d) Undesirable biological growths;

(e) Water temperature to change by more than 3oC or exceed 23oC;

(f) Turbidity levels to exceed 25 NTU;

(g) Ammoniacal nitrogen concentrations to exceed 0.88 grams of nitrogen per cubic metre; and

(h) Other contaminant concentrations to exceed the United States Environmental Protection Agency National Recommended Water Quality Criteria (USEPA, 2009) – Criteria Maximum Concentration.

7.3 Management Plans

(18) Conditions [1(19)] to [21] apply to all Management Plans required to be prepared in accordance with this consent.

(19) The certification process for Management Plans required by the conditions of this consent shall be confined to confirming that the Plans give effect to their objectives, consent condition requirements, and contain the required information.

(20) Within twenty (20) working days of receiving a Management Plan that is required by these conditions to be provided for certification, the Consent Authority shall notify the Consent Holder whether the Management Plan is certified or if not, the reasons why certification has not been provided and the matters that must be addressed before this can occur.

(21) The Consent Holder shall implement all certified Management Plans for the activities to which the Plan relates.

(22) Any changes and/or updates to a certified Management Plan shall be made in accordance with the methodology and approved procedures in the Plan and submitted to the Consent Authority for certification in accordance with Conditions [16] to [19]. No change shall have effect until certified by the Consent Authority.

7.3.1 Stormwater Operation, Monitoring and Maintenance Management Plan (OMMP)

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

(24) The OMMP shall provide for all operation, monitoring and maintenance requirements and include, as a minimum, the following details:

(a) Design parameters of the stormwater network;

(b) Operation and maintenance procedures for the stormwater network, including the frequency of these procedures;

(c) Monitoring methods for the stormwater network and receiving environment;

(d) The methods of monitoring and maintaining stormwater basins and raingardens (where required);

(e) Inspection checklists for all aspects and elements of the stormwater network;

(f) Inspection record keeping and processes to report *OMMP* activities to the *WRC*; and

(g) Details of who will be responsible for overseeing the *OMMP*.

(25) The consent holder must implement all operation, monitoring and maintenance requirements in accordance with the technically certified OMMP.

(26) The OMMP may be amended at any time at the written request of the consent holder. Any changes to the OMMP must be subject to technical certification by the Waikato Regional Council prior to implementing these changes.

7.3.2 On-lot Devices Management Plan

(27) The consent holder must retain a suitably qualified and experienced practitioner (stormwater engineer) to prepare an On-lot Devices Management Plan (ODMP). The main objective of the ODMP is to ensure that private on-lot stormwater devices are effectively managed by the consent holder, and that subsequent stormwater discharges to the stormwater network align with the requirements of this resource consent.

(28) The *ODMP* must include, as a minimum, the following details:

(a) Design Statement for all on-lot stormwater devices including design specifications, best practicable option and a worked example showing site layout and option configuration;

(b) Operation and maintenance procedures for all on-lot stormwater devices, including the frequency of these procedures;

(c) Inspection checklists for all aspects and elements of the on-lot stormwater devices;

(d) A schedule of the ongoing compliance monitoring and maintenance inspections to be undertaken by the consent holder, including the frequency of these inspections, to ensure that the on-lot stormwater devices are being properly operated and maintained; and

(e) Details of who will be responsible for overseeing the ODMP.

(29) The *ODMP* must be submitted to the Waikato Regional Council for technical certification at least 20 working days prior to the commencement of activities authorised by this resource consent.

(30) The consent holder must ensure that all operation, monitoring and maintenance requirements are implemented in accordance with the technically certified ODMP.

(31) The ODMP may be amended at any time at the written request of the consent holder. Any changes to the ODMP must be subject to technical certification by the Waikato Regional Council prior to implementing these changes.

7.3.3 Advice Notes

- This resource consent does not give any right of access over private or public property. Arrangements for access must be made between the Consent Holder and the property owner.
- This resource consent is transferable to another owner or occupier of the land concerned, upon application, on the same conditions and for the same use as originally granted (Sections 134 to 137 of the ***RMA***).
- The reasonable costs incurred by ***WRC*** arising from supervision and monitoring of this/these consents will be charged to the Consent Holder. This may include but not be limited to routine inspection of the site by ***WRC*** officers or agents, liaison with the Consent Holder, responding to complaints or enquiries relating to the site, and review and assessment of compliance with the conditions of consents.
- Note that pursuant to Section 332 of the ***RMA***, enforcement officers may at all reasonable times go onto the property that is the subject of this consent, for the purpose of carrying out inspections, surveys, investigations, tests, measurements or taking samples.

8.0 Regional Consent Conditions – Groundwater Take

Water Permit - Groundwater Take

To temporarily take groundwater for dewatering purposes (construction of pump stations – 'Central and Northern'), temporarily take up to 350m^3 of groundwater per day for dust suppression purposes during earthworks in association with the Ashbourne Subdivsonal earthworks and associated infrastructure to construct the Greenway and WW trench of up to 300m^3

Consent duration 10 years

8.1 General Conditions

(1) The activities authorised shall be undertaken in general accordance with the information and plans[2] submitted by the Consent Holder in support of AUTHXXXXXXXX as listed in Table 1 and received by the ***EPA***, and subject to the following conditions. In the event of a conflict between the documents in Table 1 and the conditions of these resource consents, the conditions of these resource consents shall prevail.

(2) The Consent Holder shall be responsible for all contracted operations relating to the exercise of this resource consent and shall ensure contractors are made aware of the conditions of this consent and their requirement to comply with those conditions.

(3) A copy of this resource consent and any certified management plans shall be kept onsite at all times that the works authorised by this resource consent are being undertaken and shall be produced without unreasonable delay upon request from a servant or agent of ***WRC***.

(4) Any reference in these conditions to a New Zealand Standard includes any later New Zealand standard that amends or replaces it.

8.1.1 Fees and Charges

(5) The Consent Holder must pay to the consent authority any administrative charge fixed in accordance with Section 36 of the ***RMA***, or any charge prescribed in accordance with regulations made under Section 360 of the ***RMA***.

8.1.2 Consent Lapse

(6) Pursuant to clause 37(7) of Schedule 6 to the ***FTCA***, this consent shall lapse two (2) years from the date of commencement unless it has been given effect to, surrendered, or been cancelled at an earlier date.

8.1.3 Review

(7) The ***WRC*** may during July each year from commencement of construction until 2 years after construction is completed serve notice on the Consent Holder under Section 128(1) of the RMA to review the conditions of this consent where::

(a) A material adverse effect which was not identified in the ***AEE*** (and supporting material for the resource consent application) has arisen; or

[2] All Management Plans lodged with the application are DRAFT and subject to change through the certification process.

(b) The magnitude of adverse effects from the project are materially larger than what was indicated in the ***AEE*** (and supporting material for the resource consent application).

Costs associated with any review of conditions of this consent will be recovered from the Consent Holder in accordance with the provisions of Section 36 of the ***RMA***.

8.2 Pre- Start Requirements

(8) The Consent Holder shall appoint a representative(s) prior to commencement of any works authorised by this resource consent, who shall be ***WRC***'s principal contact person in regard to matters relating to this consent. The Consent Holder shall inform ***WRC*** of the representative's name and how they can be contacted prior to this consent being exercised. Should that person(s) change during the term of this resource consent, the Consent Holder shall immediately inform the ***WRC,*** and shall also give written notice of the new representative's name and how they can be contacted.

(9) Prior to the commencement of activities authorised by this consent on the site, the Consent Holder shall hold a pre-start meeting that:

(a) Is scheduled not less than ten (10) working days (or such other timeframe that is agreed in writing between the Consent Holder and ***WRC***) before the anticipated commencement of works.

(b) Outlines the strategy, sequence and approach to constructing each basin.

(c) Confirms the approach to management plans and what is relevant per delivery stage(s).

(d) Is attended by the site representative, the contractor, and any other relevant party representing the Consent Holder, including the Consent Holder's Ecologist who will introduce and explain the relevant ecological management plans, implementation and purpose.

At least ten (10) working days prior to the meeting, shall invite the following parties to the pre-start meeting:

i. ***WRC*** compliance monitoring officer[s] and engineers; and

ii. representatives from Ngāti Hauā, Ngāti Hinerangi, and Raukawa.

8.2.1 Complaints Management

(10) A record of any complaints received in respect of the Construction Works shall be maintained during Construction.

(a) The record shall include:

i. The name, phone number and address (if known) of the complainant (unless the complainant wishes to remain anonymous);

ii. Nature of the complaint;

iii. The date and time of the complaint, and the location, date and time of the alleged event giving rise to the complaint;

iv. The weather conditions at the time of the complaint (as far as practicable), including wind direction and approximate wind speed if the complaint relates to air quality,

odour or noise and where weather conditions are relevant to the nature of the complaint;

v. Any other activities in the area, unrelated to the Project, that may have contributed to the complaint, such as construction undertaken by other parties, fires, traffic accidents or any unusual conditions;

vi. Measures taken to respond to the complaint;

vii. The outcome of the investigation into the complaint and any changes to procedures as a result; and

viii. A record of the response provided to the complainant.

a) The record of complaints shall be made available to the Manager upon request.

8.3 Cultural Impact Assessment (CIA)

The following Mana Whenua groups have endorsed the ***CIA*** referenced in **Condition [12]**:

a. Ngāti Hauā Iwi Trust, representing Ngāti Hauā

b. Te Puāwaitanga o Ngāti Hinerangi Iwi Trust, representing Ngāti Hinerangi

c. Raukawa Charitable, representing Raukawa

(11) The Project (including all works) shall be undertaken in accordance with the following, to reflect and implement the recommendations in the ***CIA***:

(a) A Memorandum of Partnership or Kawenata that records a commitment to establishing a collaborative, interactive, positive, and balanced relationship exercising good faith, co-operation and flexibility and responsiveness between ***the Consent Holder(s)*** and Mana Whenua entities shall be confirmed and signed within twelve (12) months of this consent commencing;

(b) Cultural monitors shall be engaged during the project's inception and construction phases;

(c) Any contractors involved in earthworks shall receive guidance on Ngā Iwi tikanga and protocols, including an understanding of the Accidental Discovery Protocol, which may be provided by a Mana Whenua representative or designate;

(d) An Accidental Discovery Protocol shall be established in accordance with **Condition [12(c)]** prior to any land disturbance activities;

(12) Prior to the commencement of any construction works the Consent Holder will invite representatives from Ngāti Hauā, Ngāti Hinerangi, and Raukawa, to discuss the implementation of the relevant recommendations within the ***CIA.***

(13) The outcomes of the engagement described above in **Condition [(13)]** shall be reported to ***WRC***, prior to construction commencing.

8.3.1 Discovery of Archaeological Finds or Culturally Significant Finds

(14) The Consent Holder shall give at least twenty (20) working days written notice of the date that the construction contractor intends to commence earthworks or construction works to:

(a) Representatives from Ngāti Hauā, Ngāti Hinerangi, and Raukawa to enable them to:

(i) Clarify with the contractor the procedures as identified under **[Condition [12(d)]** that will be observed;

(ii) Provide the names and contact details of their representatives who are to be contacted for cultural advice and guidance in the event of a discovery of any buried archaeological deposits found during the project; and

(iii) Arrange for the inspection (should they so desire) of the earthworks in the vicinity of identified areas referred to in **Condition [(10)]** (pre start meeting).

(b) The Project archaeologist (if required), to establish with the contractor a working relationship that will comply with good practice during the earthworks stage of construction.

(15) Ten (10) working days prior to the commencement of construction works (or such other timeframe that is agreed in writing between the Consent Holder and ***WRC***), the Consent Holder shall provide the Manager or nominees, written evidence that Archaeological Authorities under the ***HNZPT*** have been obtained from Heritage New Zealand **if required**, to modify, damage or destroy any potential archaeological sites that may be affected during the construction works. Alternatively, the Consent Holder shall provide evidence that Archaeological Authorities are not necessary.

(16) The following ***ADP*** is only applicable to works where a ***HNZPT*** archaeological authority is not in place. In the event that any archaeological sites, remains, artefacts, taonga (Maaori artefacts) or kōiwi are unearthed, dislodged, uncovered or otherwise found or discovered during the earthworks ('the discovery'), the Consent Holder shall implement an ***ADP*** which shall consist of the following actions:

(a) Cease works immediately in all parts of the project site affected by the discovery;

(b) Advise Ngāti Hauā, Ngāti Hinerangi, and Raukawa, a Suitably Qualified and Experienced archaeologist and ***WRC*** within one (1) day of the discovery;

(c) Arrange for a Suitably Qualified and Experienced Project archaeologist to attend site to confirm if the material is archaeological in nature or involves kōiwi;

(d) Contact the NZ Police, Coroner and Heritage New Zealand as appropriate;

(e) Undertake specific preservation measures to address any discovery that includes water-logged or wet archaeological materials; and

(f) Not recommence works in the parts of the project site affected by the discovery until all necessary statutory authorisations or consents have been obtained.

*Advice Note: In the event of conflicting provisions where any part of the site is operating under an Archaeological Authority from **HNZPT**, the condition within that Authority shall take precedence.*

8.4 Management Plans

(17) **Conditions [18]** to **[23]** apply to all Management Plans and Ecological Implementation Plans required to be prepared in accordance with this consent.

(18) The certification process for Management Plans required by the conditions of this consent shall be confined to confirming that the Plans give effect to their objectives, consent condition requirements, and contain the required information.

(19) Management Plans may be submitted in parts or in stages to address particular activities or to reflect a staged implementation of the Project. When a Management Plan is provided in part or for a stage it shall be submitted at least twenty (20) working days prior to commencement of Construction Works for that part or stage unless otherwise specified in the conditions. Management Plans submitted to Council shall clearly show the linkage with Management Plans for adjacent stages and any interrelated activities or other Management Plans.

(20) Within twenty (20) working days of receiving a Management Plan that is required by these conditions to be provided for certification, the Consent Authority shall notify the Consent Holder whether the Management Plan is certified or if not, the reasons why certification has not been provided and the matters that must be addressed before this can occur.

(21) At all times during construction and enabling works the Consent Holder shall ensure that a copy of the latest version of all Management Plans are kept on site and all key personnel are made aware of their contents.

(22) The Consent Holder shall implement all certified Management Plans for the duration of the works to which the Plan relates.

(23) Any changes and/or updates to a certified Management Plan shall be made in accordance with the methodology and approved procedures in the Plan and submitted to the Consent Authority for certification in accordance with **Conditions [17] to [22]**. No change shall have effect until certified by the Consent Authority.

8.4.1 Construction Management Plan (CMP)

(24) At least twenty (20) working days prior to the commencement of any construction works within the project site (or such other timeframe that is agreed in writing between the Consent Holder and ***WRC***), the Consent Holder shall submit a ***CMP*** to the ***WRC***'s Chief Executive (or nominee) for certification.

(25) The objective of the ***CMP*** is to outline the approach to be taken for managing construction works to ensure that impacts that may arise from the works have been appropriately identified, managed and minimised. As a minimum, the ***CMP*** shall include:

(a) Details of the site manager, including 24-hour contact details (telephone, email, and postal address);

(b) The proposed start date of the construction works authorised by this resource consent;

(c) A schedule of each construction work phase that relates to stage of work;

(d) The commencement date and expected duration of the major cut and fill operations;

(e) The location of a notice board/s on the site that are readily visible and readable from a public place that clearly identifies the name, telephone number, email, and address for service of the site manager;

(f) Procedures for ensuring that the owners and/or occupiers in the immediate vicinity of the construction area are given ten (10) working days prior notice of the commencement of construction works and are informed about the expected duration of works, potential

effects of the works and are kept informed of progress including responding to queries and complaints;

(g) Measures to prevent weed invasion due to machinery, top-soil and fill brought on to site including methods for cleaning machinery and inspecting top soil and fill bought to site;

(h) Details of how all earthmoving machinery, pumps and generators shall be operated in a manner which ensures that spillages of fuel, oil and similar contaminants are prevented, particularly during refuelling and machinery servicing and maintenance (which shall include that refuelling and lubrication activities shall be carried out away from any surface water, such that any spillage can be contained and does not enter any surface water); and

(i) Any other details of the intended works' programme.

8.5 Dewatering

(26) The daily diversion volume authorised by this resource consent to construct the Greenway from the total inflow to the trench from the aquifer during winter is calculated to be approximately 135.4 m3/day (1.6 L/s). The calculation sheet is presented in Appendix E of the *Hydrogeological Assessment prepared by WGA titled 'Ashbourne Development Hydrogeological Effects Assessment dated June 2025 for which the dewatering shall comply.*

Ground water take volumes shall be in accordance with the *Hydrogeological Assessment prepared by WGA titled 'Ashbourne Development Hydrogeological Effects Assessment Appendix D and E dated June 2025*.

(27) The daily diversion volume authorised by this resource consent to construct the wastewater treatment wet wells for the Northern and Central WWPS shall not exceed the estimated groundwater inflow as shown below. *Ground water take volumes and design shall be accordance with the Hydrogeological Assessment prepared by WGA titled 'Ashbourne Development Hydrogeological Effects Assessment Appendix H dated June 2025.*

Table 7: Projected Effects of Wet Well Excavation

SITE	INITIAL SATURATED CUT DEPTH – EQUIVALENT TO MAX DRAWDOWN (m)	RADIUS OF INFLUENCE (m) [1]	CALCULATED GROUNDWATER INFLOW	
			m^3/day	L/s
Central	4.67	98	145	1.7
Northern	2.57	26	14	0.16

(28) The maximum dewatering depths and methodologies shall be in accordance with the Ashbourne Development Hydrogeological Effects Assessment ***dated June 2025*** unless the ***WRC*** certifies otherwise.

(29) That the Inflows into the WW trench are calculated to reach a maximum of 138 m3/day or 0.9 m3/day for each 1 m section of trench as demonstrated in (Appendix J) of *the Hydrogeological Assessment prepared by WGA titled 'Ashbourne Development Hydrogeological Effects Assessment dated June 2025.*

(30) The daily groundwater take for dust suppression purposes from the bore will be used for development of 10 to 15 ha at any one time at a rate of up to 336 m3/day for up to 168 days in a calendar year.

(31) On all days when dewatering occurs, recharge trenches (if used) and/or settlement ponds shall be checked and maintained daily by the Consent Holder to achieve optimal infiltration capacity and groundwater recharge and/or surface water management at all times. The methods of monitoring and maintaining recharge trenches and/or settlement ponds shall be included in the certified ***GMCP or OMMP*** *as relevant*.

8.5.1 Expert Supervision

(32) The Consent Holder shall ensure that all dewatering and associated activities are supervised by suitably qualified and experienced practitioners and the site engineer.

8.5.2 Waste Water Pump Stations

(33) The wastewater pump station referred to as 'WWPS Northern and WWPS Central', inlet pipe, wet well and underground storage facility shall be designed in accordance with the layout and general accordance with the ***RITS*** requirements as set out in ***the Infrastructure Report prepared by Maven Associates titled 'XXXX' , dated XX December 2025.***

(34) The dewatering for the excavation for the Central WWPS installs shall be to 60.83m RL and the maximum drawdown for the excavation for the Central WWPS install shall be to 61.43m RL.

(35) The Consent Holder shall implement a water measuring system to quantify the volume of water taken on a continuous daily basis prior to works commencing that relate to the taking of water. The water measuring system shall have a reliable calibration to flow and be maintained to an accuracy of +/- 5%. Prior to commencing to take groundwater under this resource consent, evidence of the water measuring system's calibration to an accuracy of +/- 5% shall be provided to the ***WRC***.

(36) Additional calibration of the water measuring system to ensure that the system has an accuracy of +/- 5% shall be undertaken by the Consent Holder at the written request of ***WRC***.

(37) Evidence documenting each respective additional calibration shall be forwarded to the ***WRC*** by the Consent Holder within one month of the calibration being completed.

(38) During construction the Consent Holder shall maintain a continuous daily record of water taken for dewatering purposes. The record shall state:

(a) The groundwater take location;

(b) The date on which the water was taken;

(c) The total daily volume of water abstracted (m^3);

(d) Zero values when no water is being taken;

(e) The total number of pumping hours per day; and

(f) The maximum dewatering depth level.

(39) Following construction, within one calendar month, the Consent Holder shall identify a minimum of 15 groundwater monitoring sites for long term monitoring of the groundwater

level response. These will be focused on the existing monitoring bores. The selected bores will be chosen based on areas of observed initial response and recorded in the *GMCP* monitoring.

(40) The Consent Holder shall monitor temporary dewatering monitoring sites during the pumped period and for a week following cessation of pumping.

(41) Where no groundwater level response is observed the groundwater monitoring sites will be reviewed by a SQEP in groundwater hydrogeology three months after the construction phase ceases. The site will be removed through a variation to the *GMCP* if monitoring of that site is no longer required.

(42) An annual groundwater monitoring report will be prepared by the Consent Holder within one calendar month following completion of construction of each construction basin for a period of 2 years and provided to *WRC*.

(43) That the *TARP* required in accordance with Condition [22] above shall set ground and surface water Alert and Alarm Trigger Levels for all dewatering activities. The details of which proposed groundwater level monitoring sites and methods and be set out as per the below:

- Green – drawdown (below baseline) that is within predicted range
- Amber – drawdown at the upper end of the predicted range
- Red – drawdown exceeding the predicted range, and/or potentially triggering damaging settlement

(44) The expected drawdown levels that inform the *TARP* shall consider the influence of background levels, including seasonal groundwater fluctuations at the time of monitoring.

(45) In the event that a Green, Amber or Red alert level is triggered, the Consent Holder shall carry out the trigger level response actions as detailed in the certified *GMCP*, *TARP* and these conditions.

(46) The Consent Holder shall submit all required baseline monitoring data to the *WRC*, as collected and recorded in accordance with the *GMCP* and associated *TARP*, prior to commencement of any dewatering activities.

8.6 Reporting

(47) The Consent Holder shall provide the results of the *GMCP* groundwater and the respective *TARP's* monitoring to the *WRC* on a by monthly basis. The results shall be presented in a format which shows the monitoring results compared against trigger levels, along with a summary analysis of any data trends and forecasts.

8.7 Advice Notes

- The construction, operation, maintenance and management of the Ashbourne Greenway, pump stations and is authorised by a suite of resource and land use consents that operate in an integrated manner and must be read and implemented together. Reference should be made to all consents in the suite. These are:
  i. AUTHXXXXXXXX
  ii. AUTHXXXXXXXX

iii. …etc

- This resource consent does not give any right of access over private or public property. Arrangements for access must be made between the Consent Holder and the property owner.
- This resource consent is transferable to another owner or occupier of the land concerned, upon application, on the same conditions and for the same use as originally granted (Sections 134 to 137 of the ***RMA***).
- The reasonable costs incurred by ***WRC*** arising from supervision and monitoring of this/these consents will be charged to the Consent Holder. This may include but not be limited to routine inspection of the site by ***WRC*** officers or agents, liaison with the Consent Holder, responding to complaints or enquiries relating to the site, and review and assessment of compliance with the conditions of consents.
- Note that pursuant to Section 332 of the ***RMA***, enforcement officers may at all reasonable times go onto the property that is the subject of this consent, for the purpose of carrying out inspections, surveys, investigations, tests, measurements or taking samples.