Resource Consent: AUTH147564.01.01

Grants to: Matamata Development Limited

Commencement date: 21 April 2026

Lapse Date: Five (5) years after commencement date

Expiry date: This consent expires when construction activities cease on the Site for more than 1 year.

Location: Station Road, Matamata (Lot 1 Deposited Plan South Auckland 65481, Lot 2 Deposited Plan 567678, Part Lot 1 and Lot 2 Deposited Plan 21055, Lots 4 and 5 Deposited Plan 384886, Lot 204 Deposited Plan 535395 and Lots 25 and 106 Deposited Plan 393306, Lot 3 Deposited Plan South Auckland 14362)

The activity:

Land use consent (pursuant to section 9 of the Resource Management Act 1991 (RMA) and under the National Environmental Standards for Freshwater 2025) to undertake earthworks to develop 430 residential dwellings, a neighbourhood centre, and ancillary infrastructure.

And will be interpreted with guidance from the following glossary:

ADP	Accidental Discovery Protocol
ASSMP	Acid Sulphate Soil Management Plan
BioMP	Biosecurity Management Plan
CMP	Construction Management Plan
CSMP	Contaminated Soils Management Plan
(The) Council	Waikato Regional Council
DMP	Dust Management Plan
EMP	Earthworks Management Plan
ESCMP	Erosion and Sediment Control Management Plan
FIMP	Flocculation Implementation Management Plan
HSMP	Hazardous Substances Management Plan
HNZPT	Heritage New Zealand Pouhere Taonga
MP	Management Plan
NES-CS	National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011
RMA	Resource Management Act 1991
Site	Collectively, Lot 1 Deposited Plan South Auckland 65481, Part Lot 1 and Lot 2 Deposited Plan 21055, Lots 4 and 5 Deposited Plan 384886, Lot 204 Deposited Plan 535395 and Lots 25 and 106 Deposited Plan 393306, Lot 3 Deposited Plan South Auckland 14362.
SQEP	Suitably Qualified and Experienced Person

And is subject to the following conditions:

General conditions

1. The activity must be carried out in general accordance with the application for resource consent, including any reports, plans, and further information (listed in Appendix [1]) provided by the Consent Holder, and in accordance with the following conditions of consent. Where there is any apparent conflict between the application documents and consent conditions, the consent conditions will prevail.

2. For the purposes of this consent, any reference to 'Site' means land legally described as Lot 1 Deposited Plan South Auckland 65481, Part Lot 1 and Lot 2 Deposited Plan 21055, Lots 4 and 5 Deposited Plan 384886, Lot 204 Deposited Plan 535395 and Lots 25 and 106 Deposited Plan 393306, Lot 3 Deposited Plan South Auckland 14362 prior to any further subdivision of the land.

3. The Consent Holder must advise the Waikato Regional Council (the Council) in writing, at least five (5) working days prior to works commencing on Site, so that monitoring of the conditions of this consent can be undertaken.

4. A copy of this consent and any certified Management Plans (MP) must be kept on Site at all times that the works authorised by this consent are being undertaken and must be produced without unreasonable delay upon request by the Council.

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

6. The Consent Holder must pay to the Council 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.

   Advice note: This includes the reasonable costs incurred by the Council arising from supervision and monitoring of this consent, e.g. routine inspection of the Site by Council 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.

7. The Council may serve notice on the Consent Holder under Section 128(1) of the RMA of its intentions to review the conditions of this consent over any chosen one-month period within a calendar year where:

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

   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).

Condition precedent

8. This resource consent must not be exercised until:

   a. The Consent Holder has supplied an electronic file(s) containing all documents referred to in Appendix 1, indexed and referenced to enable easy access, to the satisfaction of the Council as to compliance with the following standards:

i. Each document must be allocated a unique document number.

ii. The file containing the document must be named in accordance with the following convention: *Unique Document Number-Document Title-Author-Document date-Document Version*.

iii. Documents that have been superseded must be marked "superseded" with reference to the final version.

Management Plans

9. The following draft MPs are relevant to the development and must be updated/certified:

Management Plan	**Author**	**Dated**
Construction Management Plan (Residential)	Maven	June 2025
Earthworks Management Plan (Residential)	Maven	June 2025
Contaminated Soils Management Plan	SLR	May 2025
Hazardous Substances Management Plan	SLR	May 2025
Acid Sulphate Soil Management Plan	SLR	May 2025

10. The following MPs are also required to be prepared/completed:

    a. Erosion and Sediment Control Management Plan

    b. Flocculant Implementation Management Plan

    c. Dust Management Plan

    d. Biosecurity Management Plan

11. The Consent Holder must ensure that all MPs are prepared by a SQEP, where the MP is an update of an existing draft, the update must be completed by a SQEP.

12. The Consent Holder must submit the listed MPs to the Council for certification at least twenty (20) working days prior to work commencing.

13. MPs may be submitted in parts or in stages to address particular activities or to reflect the staged implementation of the development. When a MP is provided in part or for a stage it must satisfy all certification requirements, including submission to the Council for certification. MPs submitted to the Council must clearly show the linkage with MPs for adjacent stages and any interrelated activities or other MPs.

14. The certification process for the MPs must be confined to confirming that the MPs:

    a. Give effect to their objective/s (including any updated objective/s determined as part of a review provided for in Condition [7]).

    b. Address the consent condition requirements.

    c. Contain the required information.

d. Are generally consistent with the application documents (including draft MPs) listed in Appendix [1].

15. Within twenty (20) working days of receiving a MP for certification, the Council must notify the Consent Holder whether the MP is certified or if not, the reasons why certification has not been provided and the matters that must be addressed for certification to occur.

Advice note: Certification of complex MPs (e.g. the SMP) is expected to take longer than 20 working days and may be an iterative process to satisfy the Council that Condition [14] has been met.

16. The Consent Holder must implement all certified MPs for the duration of the works.

Amendments to Management Plans

17. Any changes and/or updates to a certified MP must be made in writing and submitted to the Council for certification in accordance with Condition [15].

18. While a MP is being changed/updated, a construction activity must cease unless the Council provides written confirmation that the activity may continue.

Advice note: This condition does not relate to any operational aspect of a MP.

Construction Management Plan (CMP)

19. The Consent Holder must carry out all construction activities in accordance with the certified CMP. The objective of the CMP is to detail the approach to be taken for managing construction works to ensure that adverse effects that may arise from the works have been appropriately identified, managed and minimised. The CMP must be updated as required to meet the objective. The CMP must include, but is not limited to:

a. A response to any relevant conditions of this consent.

b. The contact details of a single Site Manager who is responsible for the whole Site, who has been appointed for the duration of the construction phase (including enabling works) and who is contactable 24-hours a day. Details must include a phone number (mobile number) and an email address that sits with the project (rather than an individual), e.g. sitemanager@ashbourne.co.nz.

c. The location of notice board/s on the Site that are readily visible and readable from a public place/s that clearly identifies the name, telephone number, email and address for service of the Site Manager.

d. A schedule of each construction stage and a description of works including site plans, commencement date and expected duration of the major cut and fill operations.

e. The hours of construction work, being:

i. 7:30am to 6:00pm, Monday to Friday.

ii. 8:30am to 2:00pm, Saturdays.

iii. No construction work is permitted on Sundays or public holidays.

f. The requirement for 1.5m temporary hoardings around the perimeter of the Site during the construction phase of the development.

g. Machinery to be used on Site and measures to prevent contaminant spills during refuelling and

machinery servicing and maintenance.

h. A list of hazardous substances stored on Site, measures to prevent contaminant spills and the response in the event of a spill.

i. Detailed management procedures for fill placement, treatment (including weed management), and/or stockpiling.

j. Measures to address the cumulative effects of working on a number of stages at the same time.

k. Any other details of the intended works' programme.

l. The process for the ongoing review and amendment of the CMP to maintain its effectiveness.

Earthworks Management Plan (EMP)

20. As part of the CMP, the Consent Holder must also submit an EMP for certification. The objective of the EMP is to set out the earthworks stages and appropriate management methods. The EMP must be updated as required to meet the objective. The EMP must include, but is not limited to:

    a. A response to any relevant conditions of this consent.

    b. The process for the ongoing review and amendment of the EMP to maintain its effectiveness.

Contaminated Soils Management Plan (CSMP)

21. As part of the CMP, the Consent Holder must also submit a CSMP for certification. The objective of the CSMP is to identify how soil disturbance on the Site must be managed to avoid hazards to human health and recommend mitigation methods relevant to actual Site conditions and future uses. The CSMP must be updated as required to meet the objective. The CSMP must include, but is not limited to:

    a. A response to any relevant conditions of this consent.

    b. Map/s showing likely areas of contamination/concern.

    c. A suitable testing regime that reflects the contaminant risk identified in the *Preliminary and Detailed Site Investigation* (prepared by SLR and dated May 2025).

    d. Measures to prevent, or restrict, exposure to contaminated soils that may give rise to human health hazards, including contingency measures for the management of any previously unidentified contamination.

    e. Methods to remediate the presence of contaminated soils, including remediation targets to enable future development.

    f. Measures to safely manage the removal of any soil exceeding the applicable *National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011* (NES-CS), including identifying the licensed waste facility or landfill for disposal.

    g. The process for the ongoing review and amendment of the CSMP to maintain its effectiveness.

Erosion and Sediment Control Management Plan (ESCMP)

22. As part of the CMP, the Consent Holder must also submit an ESCMP for certification. The objective of the ESCMP is to avoid, remedy and/or mitigate the potential adverse effects of earthworks and associated

construction works on the receiving environment. The ESCMP must be updated as required to meet the objective. The ESCMP must:

a. Accord with, as a minimum:

   i. Waikato Regional Council's *'Erosion and Sediment Control Guidelines for Soil Disturbing Activities'* January 2009 (Technical Report No.2009/02); and

   ii. Section F2.0 (coagulant and flocculant treatment) of the *'Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region'* June 2016 (Guideline document 2016/005).

b. Include, but is not limited to:

   i. A response to any relevant conditions of this consent.

   ii. Measures to ensure sediment generation is minimised and the works are conducted in accordance with best practice, including, but not limited to:

      A. Details of all principles, procedures and practices that must be implemented to undertake erosion and sediment control to minimise the potential for sediment discharge from the Site, including flocculation if required (note the Flocculant Implementation Management Plan (FIMP) requirements at Condition [24]).

      B. Further Site-specific hydrogeological guidance is incorporated into the design and implementation of sediment control measures to avoid cross flow between high groundwater levels and the sediment control ponds.

      C. The design criteria and dimensions of all key erosion and sediment control structures.

   iii. A Site plan of a suitable scale to identify:

      A. The locations of waterways.

      B. The extent of soil disturbance and vegetation removal.

      C. Any "no go" and/or buffer areas to be maintained undisturbed adjacent to watercourses/trees/etc.

      D. Areas of cut and fill.

      E. Locations of stockpiles.

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

      G. The locations (if relevant) of all specific points of stormwater discharge to the environment.

      H. Any other relevant Site information.

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

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

vi. Maintenance, monitoring and reporting procedures for erosion and sediment control measures.

vii. Rainfall response and contingency measures, including procedures to minimise adverse effects in the event of extreme rainfall events (being events resulting from a 10 year, or larger, ARI event) and/or the failure of any key erosion and sediment control structures.

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

c. Include the process for the ongoing review and amendment of the ESCMP to maintain its effectiveness.

Flocculation Implementation Management Plan (FlMP)

23. Prior to the commencement of construction works, the Consent Holder must 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.

24. Where soils positively react to the testing required in Condition [23], as part of the CMP, the Consent Holder must also submit an FIMP for certification. 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 on the environment caused by the use of chemical flocculants. The FIMP must be updated as required to meet the objective. The FIMP must include, but is not limited to:

a. A response to the conditions of this consent.

b. Specific design details for the flocculation system.

c. Monitoring, maintenance (including post-storm) and record keeping details.

d. Details of optimum dosage (including assumptions).

e. Results of any initial flocculation trial.

f. A spill contingency plan.

g. Contact details of the person/s responsible for the operation and maintenance of the flocculation treatment system and the organisational structure to which this person must report.

h. The process for the ongoing review and amendment of the FIMP to maintain its effectiveness.

25. A flocculation treatment system must be maintained as a contingency for the duration of earthworks and shall be implemented (in accordance with the FIMP) at the request of the Council.

Acid Sulphate Soils Management Plan (ASSMP)

26. As part of the CMP, the Consent Holder must also submit an ASSMP for certification. The objective of the ASSMP is to safely manage any discovery of acid sulphate soils during construction works. The ASSMP must be updated as required to meet the objective. The ASSMP must include, but is not limited to:

a. A response to any relevant conditions of this consent.

b. The process for the ongoing review and amendment of the ASSMP to maintain its effectiveness.

Hazardous Substances Management Plan (HSMP)

27. As part of the CMP, the Consent Holder must also submit an HSMP for certification. The objective of the HSMP is to manage the presence of hazardous substances on Site during the construction phase. The HSMP must be updated as required to meet the objective. The HSMP must include, but is not limited to:

    a. A response to any relevant conditions of this consent.

    b. The process for the ongoing review and amendment of the HSMP to maintain its effectiveness.

Biosecurity Management Plan (BioMP)

28. As part of the CMP, the Consent Holder must also submit an BioMP for certification. The objective of the BioMP is to specify how the risk of a biosecurity incursion, or exacerbation of risk, is to be reduced to the greatest extent practicable during earthworks. The BioMP must be updated as required to meet the objective. The BioMP must include, but is not limited to:

    a. A response to any relevant conditions of this consent.

    b. A description of the activity and the attributes that affect risk.

    c. Identification of relevant pests and diseases of concern (including Noogoora burr) and methods used to minimise those risks to the greatest extent practicable.

    d. Monitoring and surveillance methods.

    e. Incursion response procedures.

    f. Record-keeping and documentation of all mitigation undertaken.

    g. Identification of biosecurity requirements, including:

        i. Equipment and materials

        ii. Staff training and education

        iii. Record keeping and reporting

    h. The process for the ongoing review and amendment of the BioMP to maintain its effectiveness.

Dust Management Plan (DMP)

29. As part of the CMP, the Consent Holder must also submit a DMP for certification. The objective of the DMP is to identify sources of dust and require the adoption of the best practicable option to minimise the effects of discharges to air (dust) from construction works. The DMP must be updated as required to meet the objective. The DMP must:

    a. Accord with, as a minimum, the *Good Practice Guide for Assessing and Managing Dust (Ministry for the Environment, 2016)*.

    b. Include, but is not limited to:

        i. The practices that must 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:

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

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

ii. The measures that must be adopted to ensure that exposed areas have sufficient soil moisture levels at all times under prevailing wind conditions to minimise the potential for dust generation.

iii. The use of chemical dust suppressants as a method of sealing problematic or unfinished areas if the previous methods fail to mitigate dust effects appropriately.

iv. A requirement that, if a written request is made by the Council, the Consent Holder must 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.

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

c. Include the process for the ongoing review and amendment of the DMP to maintain its effectiveness.

Staging

30. Earthworks must be carried out in a staged manner and undertaken in accordance with the certified EMP.

Advice note: See Maven plans:

- *"Proposed Contour Overview Plan" (Ref: C200, Rev C, dated June 2025)*
- *"Proposed Stage 1 Contour Plan" (Ref: C201, Rev C, dated June 2025)*
- *"Proposed Stage 2 Contour Plan" (Ref: C202, Rev C, dated June 2025)*
- *"Proposed Stage 3 Contour Plan" (Ref: C203, Rev C, dated June 2025)*
- *"Proposed Stage 1 Erosion & Sediment Control Plan" (Ref: C230-1, Rev C, dated June 2025)*
- *"Proposed Stage 2 Erosion & Sediment Control Plan" (Ref: C230-2, Rev C, dated June 2025)*
- *"Proposed Stage 3 Erosion & Sediment Control Plan" (Ref: C230-3, Rev C, dated June 2025)*
- *"Proposed Greenway Erosion & Sediment Control Plan Stage 1" (Ref: C230-4, Rev C, dated June 2025)*
- *"Proposed Greenway Erosion & Sediment Control Plan Stage 2" (Ref: C230-5, Rev C, dated June 2025)*

- *"Proposed Greenway Erosion & Sediment Control Plan Stage 3A" (Ref: C230-6, Rev C, dated June 2025)*
- *"Proposed Greenway Erosion & Sediment Control Plan Stage 3B" (Ref: C230-7, Rev C, dated June 2025)*
- *"Proposed Greenway Erosion & Sediment Stage 4" (Ref: C230-8, Rev C, dated June 2025)*
- *"Proposed Erosion & Sediment Control Details" (Ref: C240-1 – C240-4, Rev B, dated June 2025)*
- *"Proposed Cut/Fill Plans (Ref: C220, C220-1 – C220-3, Rev A, dated April 2025)*

Construction Conditions

Pre- Start Requirements

31. The Consent Holder must appoint a single Site Manager prior to commencement of any works who must be the Council's principal contact person in regard to matters relating to this consent. The Consent Holder must inform the Council 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 must immediately give written notice to the Council of the new representative's name and mobile phone number.

32. The following pre-start requirements must take place for each stage of development:

    a. With respect to cultural finds, the Consent Holder must, at least twenty (20) working days prior to commencement of each stage of earthworks (identified in the EMP), give written notice to:

        i. Representatives from Ngāti Hauā, Ngāti Hinerangi, and Raukawa to enable them to:

            A. Clarify with the contractor the accidental discovery protocol (set out in Condition [33]).

            B. 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.

            C. Arrange for the inspection/s (should they so desire) of the area (before and during construction works).

        ii. The Project Archaeologist (if required) of the planned works and the site representatives and contractor/s details.

    b. At least ten (10) working days prior to commencement of construction on Site, the Consent Holder must provide to the Council:

        i. An invitation to attend a pre-start meeting.

        ii. The name and contact details of the Site Manager and contractor.

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

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

   i. Attend the pre-start meeting.

   ii. Provide a karakia prior to the commencement of Site works.

   iii. Undertake a cultural induction for key Site personnel.

   iv. Monitor earthworks. If the invitation to monitor earthworks is accepted, the Consent Holder must ensure that the monitoring office is provided with all bulk earthworks timetabling.

d. Prior to the commencement of activities on Site, the Consent Holder must hold a pre-start meeting that:

   i. Is located on the subject Site.

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

   iii. Includes:

      A. Representatives of the contractor/s who must undertake operations on Site.

      B. All technical specialists who need to be present on Site during the works to manage/monitor works (e.g. engineer/s, ecologist etc).

Accidental Discovery Protocol (ADP)

33. 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 must implement an ADP which must consist of the following actions:

a. Cease works immediately in all parts of the Site affected by the discovery.

b. Advise Ngāti Hinetangi, Raukawa, Ngāti Hauā, and Waikato-Tainui and Council 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 HNZPH as appropriate.

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

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.

Complaints

34. That if any complaints are received by the Consent Holder regarding the works authorised by this consent, the Consent Holder must 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 of the Consent Holder including any corrective action undertaken by the Consent Holder.

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

35. The Consent Holder must notify the Council 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.

36. The Consent Holder must respond to any complainant as soon as is reasonably practicable and, within five (5) working days, advise the Council 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.

Earthworks

37. Prior to commencement of each stage of earthworks (identified in the EMP), the Consent Holder must submit to the Council a certificate signed by a SQEP confirming that the erosion and sediment controls have been constructed in accordance with the ESCMP. The certification of these measures must be submitted to the Council within five (5) working days of completion of construction of those measures. Information supplied, if applicable, must 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.

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

38. The Consent Holder must 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 Waikato Regional Council document titled *"KEEP IT CLEAN – Machinery hygiene guidelines and logbook to prevent the spread of pests and weeds"* (June 2013).

39. Earthworks are to be supervised by a SQEP in accordance with NZS4431:1989. In supervising the works, the SQEP must ensure that they are constructed and completed in accordance with the approved earthworks plans (which must be appended to the EMP).

40. The Consent Holder must ensure that cleanfill imported from off-site meets the definition of cleanfill as defined by the Waikato Regional Plan, specifically:

Material that when discharged to the environment must have no adverse effect on people or the environment. This includes natural materials such as clay, soil and rock and other inert materials such as concrete and brick, or mixtures of any of the above.

Cleanfill excludes for example:

1. *material that has combustible, putrescible or degradable components,*
2. *materials likely to create leachate by means of biological or chemical breakdown*
3. *any products or materials derived from hazardous waste treatment, hazardous waste stabilisation or hazardous waste disposal practices,*
4. *materials such as medical and veterinary waste, asbestos or radioactive substances that may present a risk to human health,*
5. *soils or other materials contaminated with hazardous substances or pathogens*
6. *hazardous substances.*

41. To ensure that all material imported to Site meets the cleanfill definition as outlined in Condition [40], the Consent Holder must, every calendar month of all fill material imported to Site or as requested by the Council, undertake routine monitoring (including sampling if necessary) and must maintain records of the source, type and volume of all cleanfill material. These records must be made available to the Council upon request.

Sediment and erosion control

42. The Consent Holder is 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 must undertake these works after liaising with all affected parties (as determined by the Council). All works must be carried out in accordance with the certified ESCMP.

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.

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

44. The Consent Holder must ensure that all clean water run-off from stabilised surfaces including catchment areas above and around the Site is diverted away from the earthworks area/s via a stabilised diversion system.

45. The Consent Holder must 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 must also ensure that these systems incorporate adequate protection against erosion.

46. The Consent Holder must maintain the stabilised construction entrance at the Site entrance point/s and must manage all traffic leaving the Site to prevent the tracking of sediment onto public roads.

47. In the event that any persistent sediment tracking is identified, the Consent Holder must install an appropriate wheel wash facility to prevent any ongoing sediment tracking.

Monitoring of sediment and erosion controls

48. The Consent Holder must ensure that all erosion and sediment controls are maintained such that optimal sediment capture efficiency is achieved at all times.

49. The Consent Holder must ensure that erosion and sediment controls at the Site are inspected a minimum of once per week and are inspected and are in good working order prior to any forecast rainfall that is likely to exceed 20 mm in 24 hours or 15 mm per hour.

50. The Consent Holder must ensure that all erosion and sediment controls are inspected and are in good working order within 24 hours after occurrence of rainfall that may have impaired the function or performance of the control/s.

51. The Consent Holder must carry out monitoring and maintenance of erosion and sediment controls in accordance with the ESCMP and must 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.

    d. The type of maintenance carried out.

    These records must be provided to the Council on request.

Stockpiles

52. Stockpiles must be at least 30m from any Site boundary.

53. If the stockpile material contains silt or is erosion prone, the Consent Holder must place topsoil overtop of the stockpile before stabilisation.

54. If a stockpile is to be stored for longer than one (1) week, the Consent Holder must 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.

Stabilisation/Rehabilitation

55. The Consent Holder must 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. If this cannot be achieved the Consent Holder must temporarily cover the area with a surface suitable to protect against soil erosion until such time as re-vegetation or re-grassing can occur.

56. The Consent Holder must monitor and maintain the Site until vegetation is established to such an extent that it prevents erosion and prevents sediment from entering any watercourse.

Discharges

57. The Consent Holder will put in place measures to avoid, after reasonable mixing, any of the following effects in the receiving waters:

a. The production of any conspicuous oil or grease films, scums or foams, or floatable or suspended materials.

b. Any conspicuous change in the colour or visual clarity.

c. Any emission of objectionable odour.

d. The rendering of fresh water unsuitable for consumption by farm animals.

e. Any significant adverse effects on aquatic life.

58. The Consent Holder will put in place measures to avoid:

a. Adverse scour, erosion and sediment deposition on land, property, and the beds of downstream water bodies.

b. Adverse flooding of land, property and downstream water bodies.

c. Adverse effects on aquatic ecosystems.

59. Dewatering water must be discharged into a dedicated sediment control device to ensure water quality treatment before entering the existing stormwater channel or stream.

60. The concentration of suspended solids in the Waitoa River, or any other water body (including modified watercourses and farm drains), must not exceed a total suspended solids (TSS) concentration of 80 grams per cubic metre as a result of the exercise of this resource consent, after reasonable mixing. This standard will 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 must not be any increase in the suspended solids concentration in the Waitoa River as a result of activities authorised by this resource consent.

61. During the construction of the 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 must install, operate, maintain and monitor an automated inline continuous turbidity monitoring system at the downstream end of the greenway outfall to the Waitoa River.

62. The automated system must be monitored by the Site Manager.

63. The automated system must trigger an alarm when turbidity exceeding 50 Nephelometric Turbidity Units (NTU) is recorded. This is based on historical correlations of 50 NTU to a TSS concentration of 80 grams per cubic metre. This turbidity correlation must be reviewed annually (and appropriately recorded in the ESCMP) to confirm the correlation between 50 NTU to 80 grams per cubic metre remains appropriate.

64. If the alarm is triggered, the Consent Holder must investigate, within two (2) hours, the source of the excess turbidity and identify and implement actions to ensure turbidity is reduced as soon as practicable below the trigger level.

65. During the first earthworks season, the Consent Holder must take water samples every month from adjacent to the turbidity probe and have the samples analysed for total phosphorus at an IANZ-accredited laboratory. The Consent Holder must 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 must be submitted to the Council within seven (7) days of the analysis.

66. The Consent Holder must 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 must take the samples within four hours of becoming aware of a rainfall event greater than 20 millimetres in the preceding 24 hours.

67. Within one (1) working day of taking any samples required by Condition [66], the Consent Holder must 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 must be forwarded to the Council within seven (7) days of the analysis.

68. The Consent Holder must ensure that the soluble aluminium concentration of any discharge from a sediment retention pond flocculated in accordance with the certified FIMP does not exceed 0.2 grams per cubic metre.

69. The Consent Holder must ensure that the pH of any discharge from a sediment retention pond flocculated in accordance with a certified FIMP is not less than 5.5 or greater than 8.5 pH units.

Winter Works

70. The Consent Holder must not carry out any construction works during the winter period from 1 May to 30 September inclusive unless a request for Winter Works is approved by the Council.

71. Requests to undertake construction works during the period 1 May to 30 September inclusive must be submitted in writing to the Council and must include appropriate amendments to the certified ESCMP to support Winter Works.

Advice Note: In considering a request for the continuation of winter works, the Council must 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.

f. Any other relevant factor.

72. The Consent Holder must ensure that the Site is appropriately stabilised by 30 April of each year unless Winter Works have been approved by the Council. Stabilisation must be undertaken by providing adequate measures (vegetative and/or structural and including, pavement, metalling, hydroseeding, revegetating and mulching) that must minimise erosion of exposed soil to the most practicable extent.

73. In the event that Winter Works are approved, earthworks must cease when periods of rainfall raise the water table to the point the sediment ponds cannot discharge (dead storage level). The appropriate rainfall event will be determined and recorded in the ESCMP.

APPENDIX 1

Document	Author	Date	Document Version
AEE – Volume 5:Residential & Greenway	Barker and Associates	15/07/2025	A
Ashbourne Residential Development – Earthworks Management Plan	Maven Associates	26/06/2025	C
Earthworks Balance Risk Assessment	Maven Associates	15/12/2025	-
Ashbourne Residential Development – Infrastructure Report	Maven Associates	26/06/2025	C
Acid Sulphate Soil Management Plan	SLR Consulting New Zealand	27 May 2025	2.0
C200 Earthworks			
C200 – Proposed Contour Plan	Maven Waikato Limited	11/2025	D
C201 – Proposed Stage 1 Contour Plan	Maven Waikato Limited	11/2025	D
C202 – Proposed Stage 2 Contour Plan	Maven Waikato Limited	11/2025	D
C203 – Proposed Stage 3 Contour Plan	Maven Waikato Limited	11/2025	D
C220 – Proposed Cut/Fill Overview Plan	Maven Waikato Limited	12/2025	C
C220-1 – Proposed Cut/Fill Plan Stage 1	Maven Waikato Limited	02/2026	C
C220-2 – Proposed Cut/Fill Plan Stage 2	Maven Waikato Limited	02/2026	C
C220-3 – Proposed Cut/Fill Plan Stage 3	Maven Waikato Limited	02/2026	C
C230-1 – Proposed Stage 1 Erosion & Sediment Control Plan	Maven Waikato Limited	11/2025	D
C230-2 – Proposed Stage 2 Erosion & Sediment Control Plan	Maven Waikato Limited	11/2025	D
C230-3 – Proposed Stage 3 Erosion & Sediment Control Plan	Maven Waikato Limited	11/2025	D
C230-4 – Proposed Greenway Erosion & Sediment Control Plan Stage 1	Maven Waikato Limited	11/2025	D
C230-5 – Proposed Greenway Erosion & Sediment Control Plan Stage 2	Maven Waikato Limited	11/2025	D
C230-6 – Proposed Greenway Erosion & Sediment Control Plan Stage 3A	Maven Waikato Limited	11/2025	D
C230-7 – Proposed Greenway Erosion & Sediment Control Plan Stage 3B	Maven Waikato Limited	11/2025	D
C230-8 – Proposed Greenway Erosion & Sediment Control Plan Stage 4	Maven Waikato Limited	11/2025	D
C240-1 – Proposed Erosion & Sediment Control Details	Maven Waikato Limited	06/2025	B
C240-2 – Proposed Erosion & Sediment Control Details	Maven Waikato Limited	06/2025	B
C240-3 – Proposed Erosion & Sediment Control Details	Maven Waikato Limited	06/2025	B
C240-4 – Proposed Erosion & Sediment	Maven Waikato Limited	06/2025	B

Control Details			
C250 – Proposed Dams	Maven Waikato Limited	06/2025	B
C250-1 – Proposed Dam 1 Greenway Details	Maven Waikato Limited	07/2025	C
C151-1 – Proposed Plan with Ecology Shown	Maven Waikato Limited	10/2025	D