

Subdivision conditions

These conditions are draft.

The following notes guide the reader as follows:

- **Yellow highlights** require cross referencing that will be finalised later in the process.
- **Blue highlights** refer to lot numbers that will change with the subdivision scheme revision.
- **Greyed text** relates to the retirement village (being the conditions the Panel would have imposed if it had found that consent could have been granted for this part of the Project)

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Resource Consent: *Insert Consent Reference*

Grants to: Matamata Development Limited

Commencement date: *Insert Decision Date*

Lapse Date: 5 years after commencement date

Expiry date: No expiry date

Location: Station Road, Matamata (Lot 1 Deposited Plan South Auckland 65481, Lot 2 Deposited Plan 567678, Lots 1 and 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: Subdivision consent (Section 11 of the Resource Management Act 1991) to subdivide land to develop approximately 95ha of land for residential purposes, a neighbourhood centre, a retirement village, two solar farms and ancillary infrastructure.

Advice note: Consent to cancel the consent notices, covenants and easements on the existing Records of Title will need to be obtained. The Fast Track Approvals Act 2024 does not provide for the cancellation of consent notices pursuant to Section 221(3), Section 241(3) and Section 243(e) of the Resource Management Act 1991.

This consent must be read in conjunction with:

- A. *Insert Consent Reference*
- B. *Insert Consent Reference*
- C. *Insert Consent Reference*
- D. *Insert Consent Reference*
- E. *Insert Consent Reference*
- F. *Insert Consent Reference*
- G. *Insert Consent Reference*
- H. *Insert Consent Reference*
- I. *Insert Consent Reference*
- J. *Insert Consent Reference*
- K. *Insert Consent Reference*

And will be interpreted with guidance from the following glossary:

(The) Council	Matamata-Piako District Council
JOAL	Jointly Owned Access Lot
RMA	Resource Management Act 1991
Site	Collectively, Lot 1 Deposited Plan South Auckland 65481, Lot 2 Deposited Plan 567678, Lots 1 and 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 subdivision will 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 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, Lot 2 Deposited Plan 567678, Lots 1 and 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 retain the services of a suitably qualified and experienced person (SQEP) to oversee the design and 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, acting as the Consent Holder's representative. Prior to any design and development, the Consent Holder must advise the Matamata-Piako District Council (the Council) of the name and contact details of the representative. All discussions and correspondence relating to design and development matters shall be undertaken with Council staff only through this representative.

*Advice note: All correspondence with Council required by these conditions of consent should be sent via email to xxx@mpdc.govt.nz with reference to consent number **Insert Consent Reference**.*

4. 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 notes:

- a. *This includes the reasonable costs incurred by 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.*
- b. *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.*
- c. *The Section 224(c) RMA Certificate will not be issued until all fees relating to that development / subdivision stage are paid.*

Staging

5. Subdivision will be undertaken in stages, subject to each stage:
 - a. Occurring sequentially. This does not preclude stages being subdivided concurrently.

Advice note: Sequentially means Stage 1, then Stage 2, then Stage 3 etc. Meaning that if subdivision in Stage 8 is to occur all numerically preceding stages must be completed or commenced.
 - b. Complying with all relevant conditions in this resource consent.
 - c. Being in general accordance with the plans, drawings, and information listed in Appendix [1].
 - d. Able to be serviced in accordance with the conditions of this consent and does not restrict future development of stages.

6. Except that, the subdivision of the retirement village may only occur after Stage 7 of the residential development is subdivided.
7. Stages 5 and 6 of the residential development will be reconfigured into a single stage (hereafter 'Amended Stage 5') and all development shown on Highly Productive land (LUC-1 or -2 as defined by the New Zealand Land Resource Inventory) will be deleted.
8. The Consent Holder will increase the size of all lots adjoining a Rural or Rural Residential Zone (outside the Site) to 1,500m² (net).
9. Where variations to stages are proposed, or required by these conditions of consent, the Consent Holder will submit amended staging plans to the Council for review and approval.
10. The residential, commercial and greenway staging is as follows:
 - a. Day 0 subdivision as shown on Maven plan "Proposed Scheme Plan" (Ref: SHEETS 1 – 3, Rev E, dated July 2025) and amended as necessary by Condition [12].
 - b. Stage 1A: Residential Lots 1 – 15, 52, 53, 58 – 61 and 65 – 68 (including Jointly Owned Access Lot (JOAL) 3016); Lots 4001 and 4002 to be vested as Local Purpose – Stormwater Reserve (Stormwater Basin A); and Road 1 (no lot number assigned on scheme plan).

Advice note: as shown on the following Maven plan "Proposed Land Use Consent Stage 1A" (Ref: C160-1A, Rev C, dated June 2025)
 - c. Stage 1B: Residential Lots 16 – 30 and 54 – 56; and Lot 3032 to be vested as Road (Roads 8 and 13).

Advice note: as shown on the following Maven plan "Proposed Land Use Consent Stage 1B" (Ref: C160-1B, Rev C, dated June 2025)
 - d. Stage 1C: Residential Lots 37 – 45, 47 – 51, 57 and 62 – 64; and Lot 3033 to be vested as Road (Roads 13 and 16).

Advice note: as shown on the following Maven plan "Proposed Land Use Consent Stage 1C" (Ref: C160-1C, Rev D, dated November 2025)
 - e. Stage 2A: Residential Lots 69 – 73, 77 – 82, 107 – 112 and 123 – 132 (including JOAL 3017 and 3018); and Lot 3002 to be vested as Road (Roads 1 and 9).

Advice note: as shown on the following Maven plan "Proposed Land Use Consent Stage 2A" (Ref: C160-2A, Rev C, dated June 2025)
 - f. Stage 2B: Residential Lots 104 – 106, 113 – 122 and 133 – 145; and Lot 3003 to be vested as Road (Roads 1, 9 and 12).

Advice note: as shown on the following Maven plan "Proposed Land Use Consent Stage 2B" (Ref: C160-2B, Rev C, dated June 2025)
 - g. Stage 2C: Residential Lots 74 – 76 and 83 – 103; and Lot 3034 to be vested as Road (Roads 14, 15 and 16).

Advice note: as shown on the following Maven plan "Proposed Land Use Consent Stage 2C" (Ref: C160-2C, Rev C, dated June 2025)

- h. Stage 3: Residential Lots 146–217 (including JOAL 39 and 3020); Lot 4003 to be vested as Local Purpose – Stormwater Reserve (Stormwater Basin B and the greenway); Lot 5001 to be vested as Local Purpose – Wastewater Reserve (central wastewater pump station); Lot 6001 to be vested as xxx and Lots 3004 and 3005 to be vested as Road (Roads 10, 14 and 16).

Advice note: as shown on the following Maven plan “Proposed Land Use Consent Stage 3” (Ref: C160-3, Rev C, dated June 2025)

- i. Stage 4: Residential Lots 218–277; Lot 1001 to be vested as Local Purpose – Recreation Reserve (open space at the commercial node); Lot 1002 (the commercial node); and Lots 3006 and 3007 to be vested as Road (Roads 1, 9 10 and 11).

Advice note: as shown on the following Maven plan “Proposed Land Use Consent Stage 4” (Ref: C160-4, Rev D, dated November 2025)

- j. Amended Stage 5: Residential Lots 278–316, 320–337, 338–357, 379–389 (including JOAL 3021 and 3022); and Lots 3008, 3009, 3010 and 3011 to be vested as Road (Roads 1, 4, 5, 6, 7 and 9).

Advice note: As shown on Maven plans (excluding the development on HPL land):

- “Proposed Land Use Consent Stage 5” (Ref: C160-5, Rev C, dated June 2025)
- “Proposed Land Use Consent Stage 6” (Ref: C160-6, Rev D, dated November 2025)

- k. Stage 6:

- l. Stage 7: Residential Lots 390 – 455 (including JOAL 3023); Lot 4004 to be vested as Local Purpose – Stormwater Reserve (Stormwater Basin C); and Lots 3012 and 3013 to be vested as Road (Roads 1, 2 and 4).

Advice note: As shown on the following Maven plan “Proposed Land Use Consent Stage 7” (Ref: C160-7, Rev C, dated June 2025)

- m. Stage 8A: Residential Lots 426 – 428, 456 – 485 and 495, 496, 503, 504 and 511 (including JOAL 3024 and 3025); and Lot 3014 (Roads 2 and 3).

Advice note: as shown on the following Maven plan “Proposed Land Use Consent Stage 8A” (Ref: C160-1A, Rev D, dated November 2025)

- n. Stage 8B: Residential Lots 486 – 494, 497 – 502, 505 – 510 and 512 – 518 (including JOAL 3026, 3027 and 3028); Lot 4005 to be vested as Local Purpose – Stormwater Reserve (Stormwater Basin D); Lot 5002 to be vested as Local Purpose – Wastewater Reserve (northern wastewater pump station); and Lot 3015 (Roads 1 and 2).

Advice note: as shown on the following Maven plan “Proposed Land Use Consent Stage 8B” (Ref: C160-1B, Rev D, dated November 2025)

11. The subdivision of the retirement village activity (to establish three fee simple lots) will take place following construction of the retirement village, but no sooner than Stage 7 of the residential development is subdivided.

Advice note: As shown on the following Maven plan “Lots 1-3 Subdivision Scheme Plan” (Ref: C1000 SCHEME, Rev A, dated June 2025)

Day 0 subdivision

12. Prior to the certification of the survey plan pursuant to Section 223 of the RMA and the issue of a certificate pursuant to Section 224(c) of the RMA the following requirements are to have been satisfied for the Day 0 subdivision:
- a. The Consent Holder will submit a Day 0 survey plan which will reflect the Day 0 Scheme Plan (referenced in Condition [10(a)]) submitted with the resource consent application and including the following adjustments:
 - i. Combine Lots 1 and 2, being all 'Balance Lot' (and hold in the same title as Lot 3).
 - ii. Remove rural-residential Lots 8 and 9 (land to be incorporated into Lot 7).

Advice note: Lot numbers referred to in this condition refer to those shown on Maven plan "Proposed Scheme Plan" (Ref: SHEETS 1 – 3, Rev E, dated July 2025).

- b. Provide confirmation from a SQEP that:
 - i. All water, power, and telecommunications supplies that cross the boundaries of Lots 1 – 6 hereon have been severed or are protected by easements.
 - ii. The wastewater disposal fields serving the dwellings on Lots 2 and 5 hereon are located entirely within the boundaries of the said lots.
 - iii. Any buildings or structures on Lots 1 – 6 hereon meet the minimum setback distances from the boundaries in compliance with the development standards for the underlying zone as set out in the Operative Matamata-Piako District Plan.

Construction requirements

- c. The carriageway for right of ways "C" and "D" are to be formed and constructed to an all-weather surface (at least a 100mm GAP 40 base-course or equivalent and a 20mm dressed layer of AP20) of at least 3m wide to the satisfaction of the Council. Adequate provision must be made for the disposal of stormwater runoff.

Easements

- d. The Day 0 survey plan will reflect the Day 0 easement schedule submitted with the resource consent application and the following adjustments:
 - i. Remove Easements E and F.
 - ii. Include a suitable easement over the Balance Lot to protect the stormwater infrastructure required for Catchment 2, to the satisfaction of the Council.
 - iii. Right of Way marked "C" and "D" as shown on the Scheme Plan must have a legal width of no less than 6m.
 - iv. Right of Way marked "K" as shown on the Scheme Plan must have a legal width of no less than 3m and can be unformed. The easement must follow the boundary of the existing farm track and will be determined at the time of land survey, to the satisfaction of the Council.
- e. That the schedule of easements as described and submitted in accordance with the Day 0 survey plan be duly granted or reserved.

- f. Pursuant to Section 243(e) of the RMA, the conditions as to the creation of the easements marked:
- i. "X" on DP XXXX and created by Easement Instrument 7422421.6;
 - i. "X" on DP XXXX and created by Easement Instrument 7390609.4;
 - ii. "X" on DP XXXX and created by Easement Instrument 7835210.3; and
 - iii. "X" on DP XXXX and created by Easement Instrument 12244095.3,
- are to be cancelled.
- g. Pursuant to Section 243(e) of the RMA, the conditions as to the creation of the easements marked:
- i. "X" on DP XXXX and created by Easement Instrument 7422421.5, to the extent that xxx; and
 - ii. "X" on DP XXXX and created by Easement Instrument 7422421.7, to the extent that xxx,
- are to be partially cancelled.

Amalgamation conditions

- h. The Day 0 survey plan will show the amalgamation conditions shown on the Day 0 Scheme Plan submitted with the resource consent application (see LINZ Ref: xxx), specifically:
- i. Lots 4 and 6 hereon will be held in the same Record of Title.
 - ii. Lots 1 (and 2) and 3 hereon will be held in the same Record of Title.
 - iii. That Lots 25 and 106 DP 393306 be transferred to the owners of Lot 100 DP 380025 and one Record of Title be issued to include all parcels.
 - iv. That Lots 3, 15 and 16 hereon be held in the same Record of Title.
- i. Pursuant to Section 241(3) of the RMA, the Council resolves to cancel, the amalgamation conditions requiring Lot 2 DP 567678 and Lot 2 DP 21055 to be held in the same Record of Title.
- j. Pursuant to Section 241(3) of the RMA, the Council resolves to cancel, the amalgamation conditions requiring Lot 204 DP 535395 and Lots 25 and 106 DP 393306 to be held in the same Record of Title.

Esplanade Reserve

- k. That Local Purpose (Esplanade) Reserve, shown on the scheme plan as Lots 10 and 11, be vested in the Council.
- l. That appropriate land be vested in the Council as Streambed.

Advice note: The land to be vested as streambed has not been shown on a scheme plan. The extent of land will therefore need to be negotiated with the Council.

- m. No compensation will be paid by the Council to the Consent Holder for the esplanade reserve or streambed (to be vested in accordance with Conditions [12(k) and (l)]).

Consent Notice

- n. The following must be registered as a Consent Notice on the Record of Title to be issued for Lot 2 (and 1):

“No future urban land use or development occur, other than those activities permitted by the MPDC District Plan or authorised prior to the date of this consent notice being registered.”

- o. Pursuant to Section 221(3) of the RMA, the Council resolves to cancel the following Consent Notices:
- i. Consent Notice 7422421.2 on Lot X DP XXX held in Record of Title xxx;
 - ii. Consent Notice 7422421.3 on Lot X DP XXX held in Record of Title xxx;
 - iii. Consent Notice 7390609.2 on Lot X DP XXX held in Record of Title xxx; and
 - iv. Consent Notice 12244095.2 on Lot X DP XXX held in Record of Title xxx;

Section 223 Requirements – All Stages (excluding Stage 0)

13. The Consent Holder must submit a survey plan for certification by the Council. The survey plan must be in general accordance with the subdivision scheme plans referenced in Condition [10] for each stage or sub-stage and show all lots to vest in the Council (including roads and reserves) and all easements and amalgamation conditions required by this consent.
14. The survey plan must be accompanied by:
- a. The engineering plans approved as part of LUCXXXXX showing (but not limited to):
 - i. The provision of reticulated 3-water infrastructure.
 - ii. The provision of individual water, wastewater, power, fibre and telecommunications connections onto Lots to be created by the Stage.
 - iii. The provision of stormwater devices and connections for all roadways and public areas.
 - iv. The location and design of vehicle crossings onto Lots to be created by the Stage.
 - v. 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.
 - vi. The provision of overland flow paths.
 - vii. Identification of any additional easements for infrastructure not shown on the Scheme Plans.
 - b. The landscaping plans for all public roads, public park/s and stormwater reserves to be vested in the Council approved as part of LUCXXXXX.
 - c. A road naming application (in accordance with the Council’s Numbering of Properties, Naming of Roads, Access Ways and Open Spaces Policy).

Land to Vest in Council

15. Where a stage or substage includes land to be vested, the survey plan will show:

- a. In respect to **Lots 4001, 4002, 4003, 4004, 4005, 4006** (on the approved resource consent subdivision plans referenced in Appendix [1]), the lots must be vested in the Council as Local Purpose (Stormwater) Reserve. The Consent Holder must meet all costs associated with the vesting of the Local Purpose (Stormwater) Reserve/s.
- b. In respect of **Lot 1001** (on the approved resource consent subdivision plans referenced in Appendix [1]) the lots must be vested in the Council as Local Purpose (Recreation) Reserve provided the Council has entered into a sale and purchase agreement for the land prior to the Section 223 application. If a sale and purchase agreement is not reached, the land will become a balance lot and any conditions relating to vesting, landscaping, and ground conditions will become redundant. The Consent Holder must meet all costs associated with the vesting of the Local Purpose (Recreation) Reserve (if the sale and purchase agreement is in place).
- c. In respect of **Lots 3001 – 3015 and Lots 3032 – 3034** (on the approved resource consent subdivision plans referenced in Appendix [1]) the lots must be vested in the Council as Local Purpose (Road) Reserve. The Consent Holder must meet all costs associated with the vesting of the Local Purpose (Road) Reserve/s.
- d. In respect of **Lots 5001 – 5002** (on the approved resource consent subdivision plans referenced in Appendix [1]), the lots must be vested in the Council as Local Purpose (Wastewater) Reserve. The Consent Holder must meet all costs associated with the vesting of the Local Purpose (Wastewater) Reserve/s.

Amalgamation Conditions (Jointly Owned Access Lots)

16. Where a stage or substage includes a JOAL, the survey plan will show:

- a. That **Lot 3016** hereon (legal access) must be held in six undivided one sixth shares by the owners of **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.
- b. That **Lot 3017** hereon (legal access) must be held in eight undivided one eighth shares by the owners of **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.
- c. That **Lot 3018** hereon (legal access) must be held in six undivided one sixth shares by the owners of **Lots 125 – 130** hereon as tenants in common in the said shares and individual Records of Title be issued in accordance therewith.
- d. That **Lot 3019** hereon (legal access) must be held in two undivided one-half shares by the owners of **Lots 159 and 160** hereon as tenants in common in the said shares and individual Records of Title be issued in accordance therewith.
- e. That **Lot 3020** hereon (legal access) must be held in three undivided one third shares by the owners of **Lots 179 – 181** hereon as tenants in common in the said shares and individual Records of Title be issued in accordance therewith.
- f. That **Lot 3021** hereon (legal access) must be held in six undivided one sixth shares by the owners of **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.
- g. That **Lot 3022** hereon (legal access) must be held in four undivided one fourth shares by the owners of **Lots 344, 345, 348 and 349** hereon as tenants in common in the said shares and individual Records of Title be issued in accordance therewith.

- h. That Lot 3023 hereon (legal access) must be held in two undivided one-half shares by the owners of Lots 419 and 420 hereon as tenants in common in the said shares and individual Records of Title be issued in accordance therewith.
- i. That Lot 3024 hereon (legal access) must be held in three undivided one third shares by the owners of Lots 427 – 429 hereon as tenants in common in the said shares and individual Records of Title be issued in accordance therewith.
- j. That Lot 3025 hereon (legal access) shall be held in five undivided one fifth shares by the owners of Lots 463 – 467 hereon as tenants in common in the said shares and individual Records of Title be issued in accordance therewith.
- k. That Lot 3026 hereon (legal access) must be held in two undivided one-half shares by the owners of Lots 488 and 489 hereon as tenants in common in the said shares and individual Records of Title be issued in accordance therewith.
- l. That Lot 3027 hereon (legal access) must be held in three undivided one third shares by the owners of Lots 494, 497 and 498 hereon as tenants in common in the said shares and individual Records of Title be issued in accordance therewith.
- m. That Lot 3028 hereon (legal access) must be held in four undivided one fourth shares by the owners of Lots 501, 502, 505 and 506 hereon as tenants in common in the said shares and individual Records of Title be issued in accordance therewith.

Easement conditions

- 17. Where a stage or substage includes an easement, the survey plan must show the easement along with appropriate easement details in a schedule.
- 18. The surveying and definition of the easements and the preparation and registration of the easement documents must be completed by, and at a cost of, the Consent Holder. The easements must be:
 - a. At least 1.5m either side of any wastewater or stormwater pipe invert where the pipe is less than 4m deep.
 - b. At least 3m either side of any wastewater or stormwater pipe invert where the pipe is more than 4m deep.
- 19. That the schedule of easements as described and submitted in accordance with each survey plan be duly granted or reserved.

Section 224(c) Requirements – All Stages (excluding Stage 0)

- 20. Prior to the issue of the Section 224(c) certificate for any Stage (other than Stage 0), the Consent Holder must:
 - a. Provide confirmation from a SQEP that all lots have legal and physical access to a road, connections to all reticulated network utilities for water, wastewater, stormwater, power, fibre and telecommunications, and overland stormwater flow paths to a Council-approved system, including:
 - i. That the JOAL have been satisfactorily designed and constructed in general accordance with the approved engineering plans approved by LUCXXXX.

- ii. That the new vehicle crossing/s to serve all JOAL have been designed and formed in general accordance with the approved engineering plans approved by LUCXXXXX, including 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.
- b. Comply with all the conditions of consent relevant to the stage, including the conditions of LUCXXXXX.
- c. Provide confirmation from the Council that all necessary works to ensure there is available servicing capacity to facilitate development have been completed to the extent required for that stage.
- d. Provide confirmation from the utility providers that works have been satisfactorily undertaken.
- e. Provide and install road naming signs in accordance with the Council standards for both public and private roads that serve six or more lots within the subdivision. The names must be as approved by the Council.
- f. Implement all hard and soft landscape works within the stormwater reserves, public parks, public roads and accessways in general accordance with the landscape plans approved by LUCXXXXX.
- g. Provide the certified Landscape Maintenance Plan for all planting and landscaping to be established in all stormwater reserves, public parks and public roads approved as part of LUCXXXXX.
- h. Provide as-built plans of completed landscape works (hard and soft) within all stormwater reserves, public parks and public roads 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:
 - i. Asset names.
 - ii. 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.
 - iii. All underground services and drainage.
 - iv. All paint colours, pavers, and concrete types with names of products to be included on the assets schedule; and
 - v. An uncompleted works bond will be entered into where any landscape works required by the certified landscape plans have not been completed in general accordance with the certified 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 must not be limited to the amount of the bond.
- i. Provide confirmation that the buffer planting required by LUCXXXXX has been implemented.

Advice note: See also Condition [21(a)], which requires a Consent Notice in respect of the buffer planting.

- j. 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 Section 224(c) for all stormwater reserves, public parks and public roads. The amount of the bond will be 1.5 x the contracted rate for two years' maintenance.

- k. Provide a Geotechnical Completion Report from a SQEP confirming that all lots are stable and suitable for development.

Consent Notices

- 21. The Consent Holder will provide wording to the Council for approval to address the following matters to be contained in Consent Notices when seeking Section 224(c) certificate for a Stage:
 - a. A Consent Notice relating to the buffer planting on **Lots 378-403**, generally worded as follows:

“That the 4m strip of buffer planting planted along the rear or side boundary of the property (whichever is relevant) by the Developer will be maintained in perpetuity. Any dead or unhealthy plants within the buffer area are to be replaced during the next available planting season to maintain the visual buffer.”
 - b. A Consent Notice relating to a building line restriction on **Lots 38-45, 47-97, 166-180, 378-388, 390-403, 420, 428, 429, and 474-488**, generally worded as follows:

“That a 5m building line restriction be imposed along the rear boundary to restrict the construction, placement, or establishment of any Building. ‘Building’ will have the same meaning as the Building Act 2004.”
 - c. A Consent Notice on **Lots 38-45, 47-97, 166-180, 378-388, 390-403, 420, 428, 429, and 474-488**, relating to the adjoining organic farming operation and generally worded as follows:

“That that no sprays or treatments may be used on the property that do not comply with organic farming practices.”
 - d. A ‘no complaints’ Consent Notice on **Lots 38-45, 47-97, 166-180, 378-388, 390-403, 420, 428, 429, and 474-488** generally worded as follows:

“That the lot owner shall make no complaint, submission, appeal, or objection in relation to the lawful farming practices on adjoining land.”
 - e. A Consent Notice on **Lots 38-45, 47-97, 166-180, 378-388, 390-403, 420, 428, 429, and 474-488** generally worded as follows:

“That dwellings are limited to a maximum height of 6m / one storey.”
 - f. A Consent Notice relating to a landscaping strip on **Lots 108 and 109**, generally worded as follows:

“That the 2m strip of landscape planting along the eastern boundary planted by the Developer will be maintained in perpetuity. Any dead or unhealthy plants within the buffer area are to be replaced during the next available planting season to maintain the visual buffer.”
 - g. A Consent Notice on **Lots 107 – 110** delaying development on the lots, generally worded as follows:

“That the construction of dwellings on Lots 107 – 110 must occur no earlier than as part of Stage 3 of the Ashbourne development.”
- 22. All of the Consent Notices required by Condition [21] will be registered on the relevant Records of Title.

Land covenant conditions

23. Where a stage or substage includes a JOAL, the Consent Holder must provide a copy of the draft land covenant document to the Council with the survey plan. The draft land covenant document must include provision for the following items:
- a. Specifies ownership, and operation and maintenance requirements, of the private stormwater systems for the JOAL.
 - b. Specifies responsibilities together with an acceptable method of management of the stormwater systems within the JOAL, 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.
 - c. Specifies the operation and maintenance requirements of lot owners in respect of the private on-lot stormwater devices

Advice note: This will replicate, to the extent necessary, the On-lot Devices Management Plan which forms part of WRCXXXX. If necessary, it will append this Management Plan in full to the Records of Title.

24. The Consent Holder will supply a solicitor's undertaking that the land covenants above, as approved by Council, will be registered with LINZ.

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