Land use conditions

These conditions are draft.

The following notes guide the reader as follows:

- **Yellow highlights require information that is not currently available and 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)**

Resource Consent:	*Insert Consent Reference*
Grants to:	Matamata Development Limited
Commencement date:	*Insert Decision Date*
Lapse Date:	Five (5) years after commencement date
Expiry date:	No expiry date for the residential, commercial and retirement village activities For the solar farms, Day Month Year (40 years)
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: Land use consent (Section 9 of the Resource Management Act 1991 (RMA) and under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011) to develop approximately 95ha of land for residential purposes, a neighbourhood centre, a retirement village, two solar farms and ancillary infrastructure.

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:

ADP	Accidental Discovery Protocol
AEP	Annual Exceedance Probability
ARI	Annual Recurrence Interval
BMP	Bird Management Plan
BPMP	Buffer Planting Management Plan
CAR	Corridor Access Request
CMP	Construction Management Plan
CNVMP	Construction Noise and Vibration Management Plan
CTMP	Construction Traffic Management Plan
CSMP	Contaminated Soils Management Plan
CommMP	Communications Management Plan

(The) Council	Matamata-Piako District Council
DOC	Department of Conservation
DMP	Dust Management Plan
DM 2010	Matamata-Piako Development Manual 2010
EMP	Earthworks Management Plan
EcoRMP	Ecological Restoration Management Plan
ERP	Emergency Response Plan
ESCMP	Erosion and Sediment Control Management Plan
FENZ	Fire and Emergency New Zealand
FIMP	Flocculation Implementation Management Plan
GCR	Geotechnical Completion Report
GEMP	Geotechnical Effects Management Plan
GMP	Groundwater Management Plan
HNZPT	Heritage New Zealand Pouhere Taonga
HPL	Highly Productive Land
ITA	Integrated Transport Assessment
JOAL	Jointly Owned Access Lot
LBMP	Long-tailed Bat Management Plan
LMP	Lizard Management Plan
MP	Management Plan
NES-CS	National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011
OLFP	Overland Flow Path
PMP	Parking Management Plan
RITS	Waikato Regional Infrastructure Technical Specifications
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.
SDP	Stage Development Plan
SFPMP	Solar Farms Planting Management Plan
SMP	Stormwater Management Plan
SQEP	Suitably Qualified and Experienced Person
SVR	Site Validation Report
WQV	Water Quality Volume
WCR	Works Completion Report

And is subject to the following conditions:

General conditions

1. The activity must be carried out in 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 advise the Matamata-Piako District 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.

   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. A copy of this land use 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 from 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 notes:

   - *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.*

   - *That pursuant to Section 332 of the RMA, enforcement officers may at all reasonable times go onto the Site that is the subject of this consent, for the purpose of carrying out inspections, surveys, investigations, tests, measurements or taking samples.*

7. That pursuant to Section 108 of the RMA and the Operative Matamata-Piako District Plan (District Plan), financial contributions in accordance with the Development Contributions Policy 2024 - 2034 (or any subsequent development contributions policy) must be paid to the Council.

8. The Council may, once per year, on any of the last five (5) working days of either May or November, serve notice on the Consent Holder under Section 128(1) of the RMA of its intention 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)

Staging

9. The residential, commercial and solar farm activities subject to this consent must not be undertaken until the first stage (Day 0) subdivision consent (SUBXXXXX) has received Section 224(c) certification from the Council.

10. The retirement village activity subject to this consent must not commence construction until Stage 7 of the residential development subject to this consent commences construction. This is to ensure contiguous development of the area and support a well-functioning urban environment.

11. The northern solar farm must be operational before Stage 4 of the residential development commences. This includes the 33KV power transmission cable connection from the northern solar farm to the Tower Road Sub Station (confirmed with As Built plans).

Advice note: As shown on the Maven Plan "Proposed [Northern] *Solar Farm Connection Plan: (Ref: C720, Rev B, dated May 2025)*

12. The southern solar farm must be operational before Stage 7 of the residential development commences. This includes the 33KV power transmission cable connection from the southern solar farm to the Tower Road Sub Station (confirmed with As Built plans).

Advice notes: As shown on the Maven Plan "Proposed [Southern] *Solar Farm Connection Plan: (Ref: C720, Rev D, dated May 2025)*

13. The commercial node must be constructed as part of Stage 3 of the residential development.

14. Stages 5 and 6 of the residential development must be reconfigured into a single stage (hereafter 'Amended Stage 5') and all development shown on Highly Productive Land (HPL) (LUC-1 or -2 as defined by the New Zealand Land Resource Inventory) must be deleted (except stormwater infrastructure, which is discussed further in Condition [59(b)(ix)]).

15. The Consent Holder will increase the size of all lots adjoining a Rural or Rural Residential Zone (outside the Site) to 1,500m^2 (net).

16. Development may be undertaken in stages, subject to each stage:

a. Occurring sequentially. This does not preclude stages being constructed concurrently.

Advice note: Sequentially means Stage 1, then Stage 2, then Stage 3 etc. Meaning that if development 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.

17. The Consent Holder must submit to the Council a Stage Development Plan (SDP), along with any relevant supporting information, for certification confirming that Condition [16] can be met. The SDP must show sufficient detail to enable the Council to consider whether the design outcomes foreshadowed in the Residential Design Guidelines (January 2026) are being achieved.

18. Each SDP must be submitted with the engineering plans for the corresponding Stage.

19. Within twenty (20) working days of receiving a SDP for certification, the Council must:

a. Notify the Consent Holder that the SDP is certified.

b. Or, notify the Consent Holder that the SDP is not certified, including the reasons why and the matters that must be addressed before this can occur. If further information is required, the Council will have a further ten (10) working days (from receipt of the further information) to confirm whether the SDP has been certified.

c. If no response is received from Council within twenty (20) working days of lodgement of any SDP, the relevant SDP will be deemed to be certified.

20. The Consent Holder must implement all development in accordance with the certified SDPs.

21. Any changes and/or updates to a certified SDP must be made in writing and submitted to the Council for certification in accordance with Condition [19].

Residential, commercial and greenway components

22. The residential, commercial and greenway development must be staged as follows:

Advice notes:

- *The subdivision/development of Stages 1 and 2 is subject to resolution of the drainage capacity of Stormwater Basin A. The necessary stormwater drainage capacity will be resolved through detailed design as part of the Stormwater Management Plan required by Condition [X] and this will be reflected in the subdivision design and the staging of the development.*

- *Further details on the infrastructure requirements are set out in Conditions [53] to [71].*

- *The timing/staging of transport infrastructure will be determined in accordance with Conditions [72] to [80].*

- *Subdivision of the of the development must occur pursuant to SUBXXXXX.*

a. Stage 1A: Residential Lots 1 – 15, 52, 53, 58 – 61 and 65 – 68 (including associated 3-waters and roading infrastructure); Stormwater Basin A (Lot 4001); a new wastewater gravity line connecting to existing wastewater manhole 20230419105331; upgrade of the Eldonwood wastewater pump station 20080213160306; and connection to water valve 20230417141330 (to service the Site).

Advice note: See Maven plan "Proposed Land Use Consent Stage 1A" (Ref: C160-1A, Rev C, dated June 2025)

b. Stage 1B: Residential Lots 16 – 30 and 54 – 56 (including associated 3-waters and roading infrastructure).

Advice note: See Maven plan "Proposed Land Use Consent Stage 1B" (Ref: C160-1B, Rev C, dated June 2025)

c. Stage 1C: Residential Lots 37 – 45, 47 – 51, 57 and 62 – 64 (including associated 3-waters and roading infrastructure).

Advice note: See Maven plan "Proposed Land Use Consent Stage 1C" (Ref: C160-1C, Rev D, dated November 2025)

d. Stage 2A: Residential Lots 69 – 73, 77 – 82, 107 – 112 and 123 – 132 (including associated 3-waters and roading infrastructure); and a new wastewater gravity line to a new manhole connected to existing main 20230419113654 (located in Peakedale Drive). See Condition [122] regarding Lots 107 – 110.

Advice note: See Maven plan "Proposed Land Use Consent Stage 2A" (Ref: C160-2A, Rev C, dated June 2025)

e. Stage 2B: Residential Lots 104 – 106, 113 – 122 and 133 – 145 (including associated 3-waters and roading infrastructure).

Advice note: See Maven plan "Proposed Land Use Consent Stage 2B" (Ref: C160-2B, Rev C, dated June 2025)

f. Stage 2C: Residential Lots 74 – 76 and 83 – 103 (including associated 3-waters and roading infrastructure).

Advice note: See Maven plan "Proposed Land Use Consent Stage 2C" (Ref: C160-2B, Rev C, dated June 2025)

g. Stage 3: Residential Lots 146 – 217 (including associated 3-waters and roading infrastructure); Stormwater Basin B and the greenway (Lot 4003); and the new 'central' wastewater pump station (Lot 5001) (including new infrastructure connections and upgrades to existing wastewater manhole 300028 (located in Burwood Road)).

Advice note: See Maven plan "Proposed Land Use Consent Stage 3" (Ref: C160-3, Rev C, dated June 2025)

h. Stage 4: Residential Lots 218 – 277 (including associated 3-waters and roading infrastructure); recreation reserve (Lot 1001); and the commercial node (Lot 1002).

Advice note: See Maven plan "Proposed Land Use Consent Stage 4" (Ref: C160-4, Rev D, dated November 2025)

i. Amended Stage 5: Residential Lots 278 – 316, 320 – 337, 338 – 357, 379 – 389 (including associated 3-waters and roading infrastructure). See Condition [14] regarding Amended Stage 5 (which incorporates Stage 6 in part).

Advice note: See 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, dating November 2025)*

j. Stage 6:

k. Stage 7: Residential Lots 390 – 455 (including associated 3-waters and roading infrastructure); Stormwater Basin C (Lot 4004); and the new 'northern' wastewater pump station (Lot 5002 in Stage 8).

Advice note: See Maven plan "Proposed Land Use Consent Stage 7" (Ref: C160-7, Rev C, dated June 2025)

l. Stage 8: Residential Lots 456 – 518 (including associated 3-waters and roading infrastructure); and Stormwater Basin D (Lot 4005).

Advice note: See Maven plans:

- *"Proposed Land Use Consent Stage 8A" (Ref: C160-1A, Rev D, dating November 2025)*
- *"Proposed Land Use Consent Stage 8B" (Ref: C160-1B, Rev D, dating November 2025)*

Retirement village component

23. The retirement village must be staged as follows:

a. "Stage 1" of the retirement village will cover an area of 38,000m^2 and comprise 25 villas and the first stage of the facilities building (including associated 3-waters and roading infrastructure); the vehicle crossing to Station Road, Stormwater Basin 1; the wastewater pump station; and the wastewater treatment plant.

Advice note: as shown on the following plans:

- *HPA Group Limited: "Proposed Stage 1 Plan" (Ref A041, Rev A, dated May 2025)*
- *Maven Associates: "Proposed Staging Plan Stage 1" (Ref C8001, Rev B, dated November 2025).*

b. "Stage 2" of the retirement village will cover an area of 18,480m^2 and comprise 27 villas (including associated 3-waters and roading infrastructure).

Advice note: as shown on the following plans:

- *HPA Group Limited: "Proposed Stage 2 Plan" (Ref A042, Rev A, dated May 2025)*
- *Maven Associates: "Proposed Staging Plan Stage 2" (Ref C8002, Rev B, dated November 2025).*

c. "Stage 3" of the retirement village will cover an area of 24,280m^2 and comprise 28 villas and the second stage of the facilities building (including associated 3-waters and roading infrastructure).

Advice note: as shown on the following plans:

- *HPA Group Limited: "Proposed Stage 3 Plan" (Ref A043, Rev A, dated May 2025)*

- *Maven Associates: "Proposed Staging Plan Stage 3" (Ref C8003, Rev B, dated November 2025).*

d. "Stage 4" of the retirement village will cover an area of 16,290m^2 and comprise 27 villas (including associated 3-waters and roading infrastructure).

Advice note: as shown on the following plans:

- *HPA Group Limited: "Proposed Stage 4 Plan" (Ref A044, Rev A, dated May 2025)*
- *Maven Associates: "Proposed Staging Plan Stage 4" (Ref C8004, Rev B, dated November 2025).*

e. "Stage 5" of the retirement village will cover an area of 26,230m^2 and comprise 26 villas (including associated 3-waters and roading infrastructure).

Advice note: as shown on the following plans:

- *HPA Group Limited: "Proposed Stage 5 Plan" (Ref A045, Rev A, dated May 2025)*
- *Maven Associates: "Proposed Staging Plan Stage 5" (Ref C8005, Rev B, dated November 2025).*

f. "Stage 6" of the retirement village will cover an area of 15,460m^2 and comprise 25 villas (including associated 3-waters and roading infrastructure).

Advice note: as shown on the following plans:

- *HPA Group Limited: "Proposed Stage 6 Plan" (Ref A046, Rev A, dated May 2025)*
- *Maven Associates: "Proposed Staging Plan Stage 6" (Ref C8006, Rev B, dated November 2025).*

g. "Stage 7" of the retirement village will cover an area of 16,540m^2 and comprise 24 villas and the third stage of the facilities building (including associated 3-waters and roading infrastructure).

Advice note: as shown on the following plans:

- *HPA Group Limited: "Proposed Stage 7 Plan" (Ref A047, Rev A, dated May 2025)*
- *Maven Associates: "Proposed Staging Plan Stage 7" (Ref C8007, Rev B, dated November 2025).*

h. "Stage 8" of the retirement village will cover an area of 25,000m^2 and comprise 25 villas (including associated 3-waters and roading infrastructure).

Advice note: as shown on the following plans:

- *HPA Group Limited: "Proposed Stage 8 Plan" (Ref A048, Rev A, dated May 2025)*
- *Maven Associates: "Proposed Staging Plan Stage 8" (Ref C8008, Rev B, dated November 2025).*

i. "Stage 9" of the retirement village will cover an area of 7,760m^2 and comprise 11 villas (including associated 3-waters and roading infrastructure).

Advice note: as shown on the following plans:

- *HPA Group Limited: "Proposed Stage 9 Plan" (Ref A049, Rev A, dated May 2025)*
- *Maven Associates: "Proposed Staging Plan Stage 9" (Ref C8009, Rev B, dated November 2025).*

j. "Stage 10" of the retirement village will cover an area of 11,720m^2 and comprise a 70-bed hospital and two dwellings for nurses' accommodation (including associated 3-waters and roading infrastructure).

Advice note: as shown on the following plans:

- *HPA Group Limited: "Proposed Stage 10 Plan" (Ref A0450, Rev A, dated May 2025)*
- *Maven Associates: "Proposed Staging Plan Stage 9" (Ref C8010, Rev B, dated November 2025).*

Additional detailed design reporting

24. The Consent Holder must engage a Suitably Qualified and Experienced Person (SQEP) to prepare a fault hazard desktop study to be submitted to the Council prior to commencing detailed design. In the event that the fault hazard desktop study reveals active fault lines within or in close proximity to the Site, further investigations (including detailed Site investigations) must be completed. The design of the development must be amended to ensure any fault setbacks (or alternative design measures) recommended by the SQEP are provided for.

Advice note: no SDPs, MPs or detailed design will be accepted for certification by the Council until the active fault risk is understood/resolved.

Management Plans

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

Management Plan	Author	Dated
Construction Management Plan (Residential) Construction Management Plan (Retirement Village)	Maven	June 2025
Earthworks Management Plan (Residential) Earthworks Management Plan (Retirement Village)	Maven	June 2025
Contaminated Soils Management Plan	SLR	May 2025
Construction Traffic Management Plan	Commute	July 2025

Construction Noise and Vibration Management Plan (Residential) Construction Noise and Vibration Management Plan (Retirement Village)	Styles Group	June 2025
Geotechnical Effect Management Plan	CMW Geosciences	May 2025
Longtailed Bat Management Plan	Ecological Solutions	July 2025
Bird Management Plan	Ecological Solutions	July 2025
Lizard Management Plan	Ecological Solutions	July 2025
Stormwater Management Plan	Maven	May 2025
Stormwater Operations and Maintenance Plan (Residential) Stormwater Operations and Maintenance Plan (Retirement Village)	Maven	May 2025 and June 2025

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

    a. Communications Management Plan

    b. Erosion and Sediment Control Management Plan

    c. Flocculant Implementation Management Plan

    d. Dust Management Plan

    e. Groundwater Management Plan

    f. Ecological Restoration Management Plan

    g. Buffer Planting Management Plan

    h. Landscape Management Plan

    i. Parking Management Plan

    j. Emergency Response Plan

27. 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.

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

29. 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.

30. 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 [8]).

    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].

31. Within twenty (20) working days of receiving a MP for certification, the Council must:

    a. Notify the Consent Holder that the MP is certified.

    b. Or, notify the Consent Holder that the MP is not certified, including the reasons why and the matters that must be addressed before this can occur. If further information is required, the Council will have a further ten (10) working days (from receipt of the further information) to confirm whether the MP has been certified.

    c. If no response is received from the Council within twenty (20) working days of lodgement of any MP, the relevant MP will be deemed to be certified.

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

Amendments to Management Plans

33. 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 [31].

34. 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)

35. 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 the 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. Machinery to be used on Site and measures to prevent contaminant spills during refuelling and machinery servicing and maintenance.

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

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

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

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

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

Communications Management Plan (CommMP)

36. As part of the CMP, the Consent Holder must also submit a CommMP for certification. The objective of the CommMP is to set out how the public and stakeholders (including directly affected and adjacent owners and occupiers of land) will be communicated with throughout the construction works. The CommMP must be updated as required to meet the objective. The CommMP must include, but is not limited to:

    a. A response to the conditions of this consent.

    b. Contact details of a single Site Manager who has been appointed for the duration of the construction phase (including enabling works) to be the main and readily accessible point of contact for persons interested in or affected by construction works.

    c. A list of stakeholders who must be communicated with, including all those who provided comment on the application.

    d. Details of communication activities already undertaken and any specific stakeholder feedback (in relation to the construction phase).

    e. Details of communication activities proposed, including, but not limited to:

i. Procedures for ensuring that the owners and/or occupiers in the immediate vicinity (including, but not limited to, residents within approximately 150m of the Site and residents along all streets that will be used by construction vehicles for access) are:

A. Given a minimum of ten (10) working days prior notice of the commencement of construction works (of each stage, as relevant).

B. Provided the details of the Site Manager, specifically 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. Informed about the expected duration of works and potential effects of the works, including specific potential sources of noise, dust and vibration.

D. Kept informed of progress including responding to queries and complaints.

f. Methods to be used to communicate details of the project to stakeholders and the public, including any proposed mail drop information, direct contact with stakeholders, the project website or equivalent virtual information source for providing information to the public.

g. In relation to noise and vibration, the potential for noise/vibration associated with the construction works and the associated timing and the methods used to mitigate the effects of noise/vibration from the construction works.

h. Details of the complaint management process including who is responsible for responding, how responses must be provided and the timeframes within which the responses must be provided.

i. The process for the ongoing review and amendment of the CommMP to maintain its effectiveness.

Earthworks Management Plan (EMP)

37. 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 the 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)

38. 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 the 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)

39. 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 the 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) required by Condition [41]).

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)

40. 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.

41. Where soils positively react to the testing required in Condition [40], 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 flocculents. 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.

42. 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.

Construction Traffic Management Plan (CTMP)

43. As part of the CMP, the Consent Holder must also submit a CTMP for certification and a Corridor Access Request (CAR). The objective of the CTMP is to avoid, remedy and/or mitigate adverse effects associated with construction traffic. The CTMP must be updated as required to meet the objective. The CTMP must include, but is not limited to:

a. A response to the conditions of this consent.

b. Construction staging and proposed activities.

c. Expected number of vehicle movements, particularly heavy vehicle numbers during each phase of construction.

d. Points of Site access and measures to stabilise those access points, including any temporary access to Station Road (required as part of Stage 3).

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

e. Construction traffic routes and any road upgrades required to those routes to accommodate the intended construction traffic and ensure pedestrian, cyclist and resident safety. Particular attention must be given to Station Road, Peakedale Road and Jellicoe Road. This includes a continuous footpath network (including pram crossings) to Station Road via Jellicoe Road and Hampton Terrace.

f. Nature and duration of any temporary traffic management proposed.

g. Location on the Site for worker car parking and loading areas for deliveries.

h. Measures to prevent, monitor and remedy tracking of debris onto public roads, which includes a wheel wash facility.

i. The requirement for pre-construction road condition surveys to be submitted to the Council, as well as measures to remedy any damage to roads, cycleways and footpaths as a result of construction traffic both during and upon completion of works.

Advice note: This condition may require the Consent Holder to undertake remediation multiple times during the construction period to ensure that damage to roads, cycleways and footpaths does not give rise to adverse safety effects for other transport network users.

j. Measures to avoid idling / parking of construction traffic outside the Site.

k. Measures to reduce construction traffic during peak pedestrian periods, i.e. 8-9am and 2.45-3.30pm Monday to Friday.

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

Construction Noise and Vibration Management Plan (CNVMP)

44. As part of the CMP, the Consent Holder must also submit a CNVMP for certification. The objective of the CNVMP is to identify and require the adoption of the best practicable option to minimise construction noise and vibration effects and ensure compliance with noise and vibration conditions. The CNVMP must be updated as required to meet the objective. The CNVMP must:

a. Accord with, as a minimum:

i. German Standard DIN 4150-3:1999 *Structural vibration – Effects of vibration on structures*.

ii. Annex E of NZS 6803:1999 *Acoustics – Construction Noise* and the Association of Australasian Acoustical Consultants Guideline for interpreting and applying NZS 6803 1999.

b. Include, but is not limited to:

i. A response to the conditions of this consent.

ii. Measures to mitigate noise and vibration effects on adjoining properties, including the effects of tree clearing, and may include scheduling constraints or physical barriers.

iii. The following requirements:

A. All construction work will be designed, managed and conducted to ensure noise levels at the façade of any dwelling on any other site will comply with the limits recommended in Table 1 of NZS6803P:1984 – *The Measurement and Assessment of Noise from Construction, Maintenance and Demolition Work* and will be measured in accordance with NZS6803P:1984. Adjustments provided in Clause 6.1 of NZS6803P:1984 will apply, and references in the Tables of NZS6803P:1984 to "NZS6802" will read as references to Clause 4.2.2 of NZS6802:1991.

B. Except that, the noise limit in Condition [44(b)(iii)(A)] may be exceeded to the following extent at the following identified locations for the following identified activities:

Receiver address	**Activity**	**Noise limits during specified construction works**
164 Station Road	During piling	72 dB L_{A10} and 87 dB L_{Amax}
6 Odlum Drive	During tree works	75 dB L_{A10} and 90 dB L_{Amax}
9 Odlum Drive	During tree works	75 dB L_{A10} and 90 dB L_{Amax}
18 Elwood Drive	During earthworks	72 dB L_{A10} and 87 dB L_{Amax}

Advice note: All other construction activities at the locations identified above must comply with Condition [44(b)(iii)(A)].

C. Construction work and heavy vehicle movements on the Site must only take place:

- 7:30am to 6:00pm, Monday to Friday.
- 8:30am to 2:00pm, Saturdays.
- No construction work is permitted on Sundays or public holidays.

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

Dust Management Plan (DMP)

45. As part of the CMP, the Consent Holder must also submit an 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.

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. 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.

Geotechnical Effects Management Plan (GEMP)

46. As part of the CMP, the Consent Holder must also submit a GEMP for certification. The objective of the GEMP is to manage settlement effects during the earthworks phase and ensure buildable / useable ground for development. The GEMP must be updated as required to meet the objective. The GEMP must, as a minimum:

a. A response to the conditions of this consent.

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

Groundwater Management Plan

47. If subsoil drains are used for limiting maximum ground water levels for the purposes of achieving stormwater disposal from soakage devices, then a Groundwater Management Plan (GMP) is required.

48. If required, the Consent Holder must manage effects on groundwater in accordance with a certified GMP. The objective of the GMP is to ensure that elevated groundwater does not impact the ability for subsoil drains to operate effectively. The GMP must be updated as required to meet the objective. The GMP must include, but is not limited to:

a. The rationale for requiring subsoil drains in the stormwater management design.

b. Details of the civil and hydrogeological (including water chemistry, hydraulic conductivity and recharge) aspects of the sub-soil drains.

c. Operation and maintenance procedures for the subsoil drains.

d. Monitoring methods, inspection checklists and inspection record keeping and processes to report to the Council.

e. The process for the ongoing review and amendment of the ODMP to maintain its effectiveness.

Ecological Restoration Management Plan (EcoRMP)

Advice note: The buffer planting (around the Site perimeter) will be managed by the Buffer Planting Management Plan (required by Condition [52] below).

49. The Consent Holder must comply with the requirements of the certified EcoRMP. The objective of the EcoRMP is to identify opportunities to maintain or enhance the ecological values of the Site. The EcoRMP must be updated as required to meet the objective. The EcoRMP must include, as a minimum:

a. A response to the conditions of this consent.

b. Evidence that engagement with the Department of Conservation (DOC) has occurred, including evidence that any concerns raised by DOC have been addressed or provide reasons why they have not been addressed.

c. Achieving no net-loss of indigenous biodiversity values.

d. Enhancing biodiversity, ecological connectivity, and habitat condition across terrestrial, riparian, wetland, and stream ecosystems.

e. Measures to avoid, remedy or mitigate adverse effects on any Threatened or At-Risk indigenous species that may use the Site.

f. Define measurable success indicators for the areas (e.g. public spaces, including greenway) identified for ecological restoration/enhancement, including:

i. Minimum 80% native vegetation survival at Year 3.

ii. Canopy closure or vegetative cover thresholds appropriate to habitat type.

g. Provide spatial planting plans for all restoration and enhancement areas, including:

i. Plant species list/s.

ii. Eco-sourcing requirements.

iii. Planting densities and layout.

h. Set out implementation milestones and schedules, including indicative timing and sequencing of planting and Site works, but specifically requiring a planting schedule that requires planting to occur during the first planting season (April – September) following the completion of construction.

i. Identification of Site preparation and maintenance methods, including:

i. Weed control and management of invasive species.

ii. Pest animal control measures.

j. A monitoring and reporting programme, specifying:

i. Frequency and duration of monitoring.

ii. Adaptive management triggers and corrective actions.

k. Describe mechanisms for long-term protection and management, including:

i. Legal protection (e.g. covenants, consent notices).

ii. Ongoing maintenance responsibilities.

l. Confirmation that the EcoRMP complements the Buffer Planting Management Plan (required by Condition [52]).

m. The process for the ongoing review and amendment of the EcoRMP to maintain its effectiveness.

Long-tailed Bat Management Plan (LBMP)

50. As part of the EcoRMP, the Consent Holder must also submit a LBMP for certification. The objective of the LBMP is to avoid, or if necessary minimise, the effects of the development on long-tailed bats caused by the loss of habitat and artificial light. The LBMP must be updated as required to meet the objective. The LBMP must include, but is not limited to:

a. A response to the conditions of this consent.

b. Evidence that engagement with DOC has occurred, including evidence that any concerns raised by DOC have been addressed or provide reasons why they have not been addressed.

c. Consideration of all potential effects on long-tail bat populations, having regard to the Department of Conservation's *'Protocols for minimising the risk of felling occupied bat roosts'*.

d. The hierarchy of measures to manage all identified effects on long-tail bats (in accordance with the National Policy Statement for Indigenous Biodiversity 2002).

e. Additional measures to achieve bat sensitive lighting design, particularly along the Waitoa River, having regard to the Department of Conservation's *'Interim Advice Note: Steps to take to reduce the impact/effect of artificial light on pekapeka (bats)'* Version 1: 19 August 2025, as well as measures to ensure the long term maintenance of bat-friendly outdoor lighting.

f. Details of the provision for, and measures for the installation, maintenance and monitoring requirements of, artificial roosts.

g. Measures to ensure the long-term protection of riparian margins, indigenous vegetation and other vegetated corridors which provide habitat to long-tail bats.

h. Appropriate monitoring and reporting requirements to the Council and DOC.

i. The process for the ongoing review and amendment of the LBMP to maintain its effectiveness.

Advice notes:

- *It is an offence under the Wildlife Act 1953 to disturb or destroy the nest of any protected wildlife (Section 63(1)(c)).*
- *If any inconsistencies arise between this consent and a Wildlife Authority issued for the Site, the Wildlife Authority will take precedence.*

Bird Management Plan (BMP)

51. As part of the EcoRMP, the Consent Holder must also submit a BMP for certification. The objective of the BMP is to minimise the effects of the development on native birds. The BMP must be updated as required to meet the objective. The BMP must include, but is not limited to:

a. A response to the conditions of this consent.

b. Evidence that engagement with DOC has occurred, including evidence that any concerns raised by DOC have been addressed or provide reasons why they have not been addressed.

c. If earthworks or vegetation clearance must occur within the bird breeding season (September – February inclusive):

i. Before work commences, a bird nest survey of the entire Site, including grasslands to be cleared, must be undertaken by a SQEP. Where required a climbing arborist and/or drone must be used to identify bird nests where trees are too tall or dense to properly assess from the ground. A report must be prepared and submitted to the Council for their records.

ii. If no active nests are found, trees may be felled within five (5) working days.

iii. If active nests of native species are found, a 50m setback must 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.

iv. If work ceases for more than five (5) consecutive working days, the works area must be resurveyed (pursuant to Condition [50(c)(i)]).

v. Trees with active nests must be regular monitored until nesting birds have fledged or nests are naturally abandoned. This includes collecting the following data: 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.

d. Appropriate monitoring and reporting requirements to the Council and DOC.

e. The process for the ongoing review and amendment of the BMP to maintain its effectiveness.

Advice notes:

- *It is an offence under the Wildlife Act 1953 to disturb or destroy the nest of any protected wildlife (s63(1)(c)).*
- *If any inconsistencies arise between this consent and a Wildlife Authority issued for the Site, the Wildlife Authority will take precedence.*

Lizard Management Plan (LMP)

52. As part of the EcoRMP, the Consent Holder must also submit a LMP for certification. The objective of the LMP is to achieve best practice habitat modification with the intent of minimising potential harm and effects on lizards. The LMP must be updated as required to meet the objective. The LMP must:

a. Accord with, as a minimum:

i. The Department of Conservation's *'Key Principles for lizard salvage and transfer in New Zealand 2019'*, or other equivalent ecological guidelines.

b. Include, but is not limited to:

i. A response to the conditions of this consent.

ii. Evidence that engagement with DOC has occurred, including evidence that any concerns raised by DOC have been addressed or provide reasons why they have not been addressed.

iii. Identification of all areas of potential indigenous lizard habitat within the Site, including rock piles, sunny shrublands, and woody debris.

iv. Pre-clearance survey methods, including timing, search effort, and detection techniques appropriate to the species likely to be present.

v. Capture, handling, containment and translocation procedures, including relevant welfare and biosecurity measures.

vi. Release site criteria, any required habitat enhancement, and measures to ensure long-term suitability and protection.

vii. Post-translocation monitoring protocols (frequency, success indicators, adaptive management).

viii. Reporting requirements to the Council and DOC.

ix. Contingency measures and a protocol in the event that a Threatened or At-Risk–Declining lizard species is encountered including:

A. All works to cease immediately in the event.

B. Report of the finding to the Council and DOC.

C. Management measures to be implemented before works can recommence.

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

Advice note: If any inconsistencies arise between this consent and a Wildlife Authority issued for the Site, the Wildlife Authority will take precedence.

Buffer Planting Management Plan (BPMP)

Advice note: The buffer planting (required by this Management Plan) will be located within privately owned properties and will largely be managed by way of a Consent Notice against each relevant title.

53. The Consent Holder must comply with the requirements of the certified BPMP. The objective of the BPMP is to buffer and soften the edge of the development on the existing environment. The BPMP must be updated as required to meet the objective. As a minimum, the BPMP must include:

a. A response to the conditions of this consent.

b. Detailed representative planting plans and cross sections showing the anticipated plant mix (trees vs shrubs vs groundcovers) to a depth of 5m from the Site boundary.

c. A planting schedule that requires planting to occur during the first planting season (April – September) following the completion of each construction stage.

d. Overview of works.

e. Plant species and plant supply requirements.

f. Site preparation, transport, handling and protection of plants.

g. Planting procedures for trees, shrubs and groundcovers.

h. Mulching requirements and application standards.

i. The long-term maintenance programme (which can be captured as a Consent Notice) including: watering, pest and disease management; pruning expectations and damage; and a weed management strategy.

j. Confirmation that the BPMP complements the EcoRMP (required by Condition [48]).

k. Details of a 2m wide landscaping strip along the eastern boundaries of Lots 108 and 109.

Engineering Design and Approval – residential, commercial, greenway and solar farm components

54. The Consent Holder must submit all engineering plans to the Council for review and approval prior to the submission of any building consent application. Engineering plan approval is needed for all stormwater, wastewater, water, transport and landscaping infrastructure. The engineering plans must:

    a. Be consistent with the relevant SDP (required by Condition [17]).

    b. Include trunk servicing details and ensure that future connections are provided for.

    c. Include servicing details for each Lot as applicable.

55. Where building consent is not required, the engineering plans must be submitted to the Council for review and approval at least twenty (20) working days prior to construction commencing.

56. All engineering works and designs must be in accordance with the Waikato Regional Infrastructure Technical Specifications (RITS) and other relevant standards including the Matamata-Piako District Council Development Manual 2010 (DM 2010), or to the satisfaction of the Council.

57. The Consent Holder must retain the services of a SQEP to oversee the construction of any infrastructure required for the development. This person must be responsible for ensuring adherence to approved construction plans, quality systems and project completion requirements. The name and contact details of this person must be nominated on all engineering plans and associated documents when submitted to the Council.

58. All as-built plans, QA documents, producer statement, warranty documents, associated data for all assets to be transferred to Council must be submitted at the completion of works in accordance with the requirements of the RITS.

Stormwater

59. The Consent Holder must manage the quality and quantity of stormwater runoff in accordance with a certified Stormwater Management Plan (SMP). The objective of the SMP is to manage the quality and quantity of stormwater runoff to minimise adverse effects on the environment, including operational and monitoring requirements.

60. The SMP must be updated as required to meet the objective. The SMP must include, but is not limited to:

    a. A response to the conditions of this consent.

    b. The detailed design parameters of the stormwater network which must:

        i. Confirm attenuation requirements for the 1%, 10% and 50% AEP events (including extended detention, retention of initial abstraction volume and water quality treatment).

        ii. Include optimised infrastructure sizing.

        iii. Ensure a Best Practical Option approach to the stormwater management system which accounts for elevated groundwater, particularly:

            A. Where the aquifer is thin (i.e. 4m to aquitard layer).

B. Where low hydraulic conductivity layers are encountered (i.e. silt layers).

C. During high recharge conditions (high rainfall winter/spring periods).

iv. Demonstrate no adverse downstream flood or erosion effects for all relevant design events (including effects on any Waikato Regional Council drainage areas).

v. Provide detailed greenway outlet design that manages energy dissipation and geotechnical constraints that are both constructable and empathetic to the landscape.

vi. Assess and manage effects of all discharges to receiving drains and open water bodies (i.e. flood depth, flood duration, scour, erosion, capacity).

vii. Include a flood risk assessment with a model build report to confirm the detailed design.

viii. Include an appropriate design to discharge stormwater from Catchment B, across Highly Productive Land (HPL), to Stormwater Basin B/the greenway (this could include piping or extending the stormwater basin/greenway to the stage boundary). The land and its stormwater function required for the stormwater solution will need a suitable legal instrument to protect it in perpetuity.

ix. Include a cross section through Basin A showing the results of the groundwater assessment

x. Clarification that the stormwater management in Catchment A either uses soakage disposal or piped network.

xi. Use soakage trenches where minimum clearance between groundwater levels is achieved and a piped reticulation system where minimum clearance is not achieved.

c. A map showing where five additional groundwater level monitoring sites equipped with datalogger pressure sensors are to be constructed on site (prior to construction commencing) including two nested piezometers in the deepest part of the basin.

d. Operation and maintenance procedures for the stormwater network, including the frequency of these procedures. Confirmation that a hydrogeologist has reviewed the operation and maintenance procedures.

e. Monitoring methods for the stormwater network and receiving environment.

f. Inspection checklists for all aspects and elements of the stormwater network.

g. Inspection record keeping and processes to report SMP activities to the Council.

h. Details of who must be responsible for overseeing the SMP, including for the first five operational years of the stormwater management system.

i. The process for the ongoing review and amendment of the SMP to maintain its effectiveness.

61. The SMP must be submitted to the Council twenty (20) working days prior to the commencing any construction on the Site. Preparation and certification of the SMP must be in accordance with the process set out in Conditions [27] to [34].

62. Stormwater must generally be managed as follows:

    a. In accordance with the certified SMP.

    b. Natural overland flow paths (OLFP) and watercourse locations must be maintained.

    c. Existing drains and culverts must be maintained (where appropriate).

    d. Any secondary OLFP and ponding areas must:

        i. Be shown on the engineering plans.

        ii. Provide for 1% AEP storm events.

        iii. Designed in accordance with the RITS to accommodate the rainfall runoff in excess of the stormwater system capacity.

    e. The alteration of the ground or building of any structure within an OLFP (natural or secondary) that will obstruct the flow of stormwater will be prohibited.

    f. Identify and retain any upstream OLFP and/or watercourses to avoid any upstream flooding.

    g. Ensure OLFP are accommodated (natural) or designed (secondary), where possible, within the road reserve and discharged into watercourses and detention devices (where storm events exceed 10% AEP).

    h. Only inert roofing materials are permitted.

    i. Roof and driveway runoff must be directed to on-lot catchpits (with sumps) for pre-treatment before disposal into a roadside soakage trench. Stormwater surpassing the 10% AEP storm event must be held, in the first instance, in on-lot stormwater tanks. Volumes in excess of tank capacity must be diverted into the downstream basin via the road carriageway.

    j. Initial road runoff volume (WQV) is treated via roadside raingardens. The raingardens are integrated with the roadside soakage trench combined to cater for up to a 10% AEP storm event. Flows exceeding soakage capacity must get discharged (via roads) to the downstream stormwater basins. Except that, in the northern most portion of the Site, stormwater runoff will be piped

        Advice note: See Maven plan "Proposed SW Overall Catchment Plan" (Ref: C401, Rev A, dated December 2025).

    k. Stormwater Basin A – a dry basin – must provide soakage for Catchment A such that no flows from a 100 year ARI rainfall allowing for climate change discharge into the downstream environment from this basin.

    l. Stormwater Basin B – a dry basin – must provide for storage and attenuation (to no more than 80% of pre-development flows), as well as conveyance of excess flows to the greenway.

m. Stormwater Basins C and D – wetlands – must provide for treatment, storage and attenuation (to no more than 80% of pre-development flows) for Catchments C and D respectively such that no flows discharge into the downstream environment from these wetlands.

Advice note: See Maven plan "Proposed Stormwater Basin Catchment Overview Plan" (Ref: C420, Rev C, dated May 2025).

n. The greenway must convey stormwater from a 1% AEP storm event (less the 10% AEP stormwater which must go to roadside soakage) to the Waitoa River via a rip rap swale.

o. Appropriate drainage systems must be installed in the solar farms to convey stormwater runoff to existing drains (northern solar farm) and the greenway (southern solar farm).

63. That the following stormwater infrastructure requirements are met for the residential and commercial development:

Advice note: the following describes stormwater infrastructure that will vest in the Council. Requirements for the retirement village are addressed below and in related regional consents.

a. Stages 1 and 2 collectively form Catchment A and must be serviced by Stormwater Basin A. Stormwater Basin A must be constructed during Stage 1. Stormwater conveyed in Stages 1 and 2 through the road network must be discharged to Stormwater Basin A at the lowest points in Roads 1 and 9.

Advice note: See Maven plan "Proposed Stormwater Basin Catchment Plan A" (Ref: C420-1, Rev C, dated May 2025).

b. Stages 3, 4 and Amended 5 and 6 collectively form Catchment B and must be serviced by Stormwater Basin B and the greenway. Stormwater Basin B and the greenway must be constructed during Stage 3. Specifically:

i. Stormwater conveyed in Stage 3 through the road network must be discharged to Stormwater Basin B at the lowest point in Road 14.

ii. Stormwater conveyed in Stage 4 through the road network must be discharged to Stormwater Basin B at the lowest point in Road 7. However:

A. Until Amended Stage 5 is completed, Stage 4 stormwater from events greater than a 10% AEP are to be discharged to Stormwater Basin B via a temporary swale in Road 7.

iii. Stormwater conveyed in Amended Stage 5 through the road network must be discharged to Stormwater Basin B at the lowest point in Road 7.

Advice note: See Maven plan "Proposed Stormwater Basin Catchment Plan B" (Ref: C420-2, Rev C, dated May 2025).

Advice note: Because Condition [16(a)] requires sequential sequencing any stormwater infrastructure in Stage 5 servicing Stage 6 will be completed prior to, or concurrently with, the construction of Stage 6.

c. Stage 7 forms Catchment C and must be serviced by Stormwater Basin C. Stormwater Basin C must be constructed during Stage 7. Stormwater conveyed in Stage 7 through the road network must be discharged to Stormwater Basin C at the lowest point in Road 4.

Advice note: See Maven plan "Proposed Stormwater Basin Catchment Plan C" (Ref: C420-3, Rev C, dated May 2025).

d. Stage 8 forms Catchment D and must be serviced by Stormwater Basin D. Stormwater Basin D must be constructed during Stage 8. Stormwater conveyed in Stage 8 through the road network must be discharged to Stormwater Basin D at the lowest point in Road 1.

Advice note: See Maven plan "Proposed Stormwater Basin Catchment Plan D" (Ref: C420-4, Rev C, dated May 2025).

Greenway

64. The greenway must generally be constructed in accordance with the application documents in Appendix [1] and any amendments required by the SMP.

Advice note: See Maven plans:

- *"Proposed Stormwater Greenway Overview" (Ref:C490, Rev D, dated July 2025)*
- *"Proposed Stormwater Greenway Plan" (Ref:C490-1, Rev E, dated July 2025)*
- *"Proposed Stormwater Greenway Plan" (Ref:C490-2, Rev C, dated June 2025)*
- *"Proposed Stormwater Greenway Plan" (Ref:C490-3, Rev C, dated June 2025)*
- *"Proposed Stormwater Greenway Plan" (Ref:C490-4, Rev C, dated June 2025)*
- *"Proposed Greenway Cross Sections" (Ref:C490-10, Rev A, dated April 2025)*
- *"Proposed Greenway Cross Sections" (Ref:C490-11, Rev A, dated April 2025)*
- *"Proposed Greenway Cross Sections" (Ref:C490-12, Rev A, dated April 2025)*
- *"Proposed Greenway Cross Sections" (Ref:C490-13, Rev A, dated April 2025)*
- *"Proposed Greenway Cross Sections" (Ref:C490-14, Rev A, dated April 2025)*
- *"Proposed Greenway Cross Sections" (Ref:C490-15, Rev A, dated April 2025)*
- *"Proposed Greenway Cross Sections" (Ref:C490-16, Rev A, dated April 2025)*
- *"Proposed Greenway Details" (Ref:C490-17, Rev A, dated April 2025)*
- *"Proposed Channel Plan with Ecology Shown" (Ref: C152, Rev A, dated November 2025)*
- *"Proposed Channel Armouring Detail" (Ref 152-1, Rev B, dated November 2025)*
- *"Proposed Wingwall Outlet Details" (Ref: 152-2, Rev A, dated December 2025)*

65. Prior to construction of the dam (connecting the greenway to the Waitoa River), the Consent Holder must submit to the Council a detailed design prepared and certified by a SQEP. The design must 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

acceptance of the structure's design is required from the Council (as the future asset owner) prior to construction.

Wastewater

66. Wastewater must generally be managed as follows:

    a. Reticulation of wastewater to the public wastewater system to service the residential and commercial components must be achieved via new and upgraded infrastructure.

67. That the following wastewater infrastructure requirements are met for the residential and commercial development:

    Advice note: The following describes the wastewater infrastructure that will vest in the Council. Requirements for the retirement village are addressed below and in related regional consents.

    a. Stage 1 is serviced by a gravity reticulation network which must connect into existing wastewater manhole 20230419105331 located inside the northeastern corner of the Stage 1 boundary.

    b. Stage 2 is serviced by a gravity reticulation network which must be extended to a new manhole that must be connected to existing line 20230419113654 located in Peakedale Drive.

    c. Wastewater from Stages 1 and 2 must be conveyed to existing Eldonwood wastewater pump station 20080213160306.

    a. A new central wastewater pump station must be constructed during Stage 3 near the entrance to the southern solar farm site. Wastewater must be pumped from the central pump station via a rising main through the Site to the east following the road network and passing through the proposed 'Pippins' development area, along Haig Street, out to Firth Street, under the railway out to SH27 and then head north, where it will terminate at a new discharge manhole on Burwood Road. From here, a new 225mm uPVC gravity reticulation line must extend along Burwood Road, heading northeast before connecting into the existing wastewater manhole MH300028 on Burwood Road.

    b. Stages 3, 4 and Amended 5 must connect to the central pump station by a gravity reticulation network.

    c. A new northern wastewater pump station must be constructed during Stage 7 within Stage 8. Wastewater from the northern wastewater pump station must be pumped to the upstream manhole in Stage 5, Road 1.

    d. Stages 7 and 8 must connect to the northern pump station by a gravity reticulation network.

    Advice note: See Maven plans "Proposed Wastewater Drainage Plan" (Ref: C500 – C500-10, Rev E, dated November 2025 and C500-11 – C500-18, Rev C, dated November 2025 and C520-1 – C520-24, Rev D, dated November 2025).

Waste Water Pump Stations

68. That the following wastewater pump station requirements are met for the residential and commercial development:

Advice note: The following describes the wastewater pump station infrastructure that will vest in the Council. Requirements for the retirement village are addressed below and in related regional consents.

a. The Eldonwood wastewater pump station 20080213160306 must be upgraded (at the Consent Holder's expense) to provide an additional 20m^3 of underground wastewater storage to service 100 lots in Stages 1 and 2. The upgrade must occur prior to the Records of Title being issued for any Stage 1 lots.

b. The new central and northern pump stations must 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 must be provided prior to emergency overflow occurring in accordance with RITS. This equates to a total volume of 74m^3 (for each pump station) which must be stored across the wet well, additional ancillary storage chambers, and pipelines including the upstream network. The ancillary storage chambers must be connected to the collection manhole via pipes which must be laid at a gradient of 1% towards the manhole to allow self-draining.

c. The new pump stations must be provided with a DN50 PE rider main from the 63mm OD water main in the adjacent roads (Roads 1 and 14). They must provide the water supply required to wash down the new pump stations.

d. The new pump stations must be provided a point of connection for power from the reticulated power network in the adjacent roads (Roads 1 and 14).

e. The new pump stations must be elevated from the ground and situated away from the overland flow paths and flood plains. Lid levels must be a minimum of 150 mm above adjacent ground levels.

f. The electrical and telemetry requirements for the new pump stations must be confirmed with the Council. The alarm and operational data control system must be installed by the Consent Holder, or by the Council at the Consent Holder's cost.

Advice note: as shown on the following Maven plans:

- *"Proposed Wastewater Pump Stations Overview Plan" (Ref: C530, Rev D, dated November 2025)*
- *"Proposed Central Wastewater Pump Station Layout Plan" (Ref: C530-1, Rev D, dated November 2025)*
- *"Proposed Central Wastewater Pump Typical Cross Section" (Ref: C530-2, Rev D, dated November 2025)*
- *"Proposed Central Wastewater Pump Typical Sections" (Ref: C530-3, Rev D, dated November 2025)*
- *"Proposed Northern Wastewater Pump Station Layout Plan" (Ref: C535-1, Rev D, dated November 2025)*
- *"Proposed Northern Wastewater Pump Typical Cross Section" (Ref: C535-2, Rev D, dated November 2025)*

- *"Proposed Northern Wastewater Pump Typical Cross Sections" (Ref: C535-3, Rev D, dated November 2025)*

- *"Proposed WWPS Rising Main Overview Plan" (Ref: C540, Rev E, dated November 2025)*

- *"Proposed WWPS Rising Main Long sections" (Ref: C540-1 – C540-6, Rev E, dated November 2025)*

Water

69. Water must generally be managed as follows:

    a. All water services must comply with the DM 2010 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).

    b. That the implemented reticulation network consists of DN250 PE and DN125 PE mains servicing 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).

70. That the following water infrastructure requirements are met for the residential and commercial development:

    Advice note: The following describes the water infrastructure that must vest in the Council. Requirements for the retirement village are addressed below and in related regional consents.

    a. During Stage 1, the existing municipal water supply network must be extended from the end of Peakedale Drive into Stage 1. A new connection to the existing 200mm PVC line must be installed at existing valve 20230417141330 to provide the mains pressure for the Stage 1 water supply network. (See firefighting requirements in Conditions [70] and [71]).

    b. During Stage 2, the water supply network must be extended from Stage 1 into Stage 2. Pipe upgrades along Peakedale Drive must be undertaken prior to Stage 2 Records of Title being issued (pursuant to SUBXXXXX).

    c. During Stage 3, the water supply network must be extended from Stage 2 into Stage 3 with suitable pipe upgrades to satisfy development demands, including a booster pump station installed on Lot 4002 within Stage 1.

    d. During Stage 4, the water supply network must be extended from Stage 3 into Stage 4 with suitable pipe upgrades to satisfy development demands.

    e. During Amended Stage 5, the water supply network must be extended from Stage 4 into Amended Stage 5 with suitable pipe upgrades to satisfy development demands.

    f. During Stage 6, the water supply network must be extended from Stage 5 into Stage 6 with suitable pipe upgrades to satisfy development demands.

    g. During Stage 7, the water supply network must be extended from Amended Stage 5 into Stage 7 with suitable pipe upgrades to satisfy development demands.

    h. During Stage 8, the water supply network must be extended from Stage 7 through to the end of the spine road in Stage 8 with suitable pipe upgrades to satisfy development demands.

Advice note: See Maven plans "Proposed Water Supply Plans" (Ref: C600, C600-1, C600-3, C600-4, C600-5 and C600-9, Rev E, dated November 2025; C600-2, C600-6, C600-7, C600-8, C600-10, C600-11, C600-12 and C650-4, Rev D, dated November 2025; C600-13, C600-14, C600-16, C600-17, C600-18, C600-19, C650-1, C650-2, C650-3 and C680-20, Rev C, dated November 2025; C600-15, Rev B, dated June 2025; and C680-21, Rev A, dated June 2025.

Firefighting Supply

71. The minimum firefighting water supply classification for development in the residential area is FW2 and in the commercial area is FW3.

72. That the following firefighting infrastructure requirements are met for the residential and commercial development:

Advice note: The following describes the firefighting infrastructure that will vest in the Council. Requirements for the retirement village are addressed below and in related regional consents.

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

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

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

d. A minimum running pressure of 100kPa.

Transport network

73. The Consent Holder must contribute to the cost of designating the Firth Street connection. The financial contribution will be determined through the development contributions process.

74. The Consent Holder must complete the following external transport network upgrades to service the development of the Site:

a. Prior to commencing construction on the Site (including Site enabling works), EITHER:

i. Construct a collector road to Firth Street consistent with the Eldonwood South Structure Plan (Matamata-Piako District Plan).

OR

ii. Upgrade pedestrian facilities on Hampton Terrace, Peakedale Drive and Jellicoe Road to meet the DM 2010 and install a roundabout at the intersection of Jellicoe Road and Hampton Terrace.

b. As part of constructing Road 1 through Stage 8, the Consent Holder must upgrade Chestnut Lane (off Station Road and currently held in Record of Title Lot 3 Deposited Plan 404835) and combine with Road 1. Provide vehicle crossings to #135, #129A and #129B Station Road, including driveways to tie in with the existing driveways.

c. Widening and urbanisation of Station Road to collector road standard (consistent with the DM 2010 for collector roads) along the southern side (only) from where these facilities end (at approximately 86 Station Road) to Road 1. The upgrade must include:

i. A 3m wide (where possible) sealed shared path from the Road 1/Station Road

intersection to the existing footpath.

ii. A pedestrian refuge island on Station Road (just east of Sheffield St) providing access across Station Road for pedestrians walking to/from Smith St.

Advice note: See Maven plans:

- *"Typical Road Cross Section" (Ref: C340-8, Rev C, dated January 2026)*
- *"Proposed Roading Plan Station Road" (Ref: C300-30, Rev B, dated January 2026)*

d. When construction of the retirement village commences, extend the widening and urbanisation of Station Road to the retirement village access road, including the 3m wide (where possible) sealed shared path. The path must be complete prior to occupation of any units.

e. Construct a pedestrian refuge island on the Smith Street approach to the Smith Road/Station Road intersection to manage the speed of turning vehicles and improve safety for pedestrians.

f. Further network upgrades (such as traffic calming, pedestrian crossing improvements, no-stopping restrictions, changes to intersection form/ priority, pavements, parking provisions, etc.) on the following routes and intersections:

i. State Highway 27/Station Road

ii. State Highway 27/Jellicoe Road

iii. Station Road/Hampton Terrace

iv. Jellicoe Road/Hampton Terrace

v. Archford Street/Hampton Terrace

vi. Archford Street/Peakedale Drive

vii. Station Road/Smith Street

viii. Station Road

ix. Smith Street

x. Jellicoe Road

75. The timing of the network upgrades identified in Conditions [73(c)], [73(e)] and [73(f)] will be determined by updated Integrated Transport Assessments (ITAs) to be submitted to the Council at the completion of Stage 4 and every stage thereafter.

76. Despite any infrastructure timing requirements set out in an ITA required by Condition [74], the Station Road widening and urbanisation works (required by Condition [X(c)]) must be completed to coincide the opening of Road 1 to Station Road (see Condition [76(a)]).

77. That the following transport infrastructure requirements are met for the residential and commercial development:

Advice note: The following describes the water infrastructure that will vest in the Council. Requirements for the retirement village are addressed below.

a. Road 1 must be formed and connected to Station Road (including a right-turn bay) by the earlier of:

   i. 400 residential lots being constructed, OR

   ii. 1,850m^2 of commercial activities being operational.

b. Construction of the southern solar farm must not commence unless construction access can be obtained via Station Road (Road 1) or via the collector road to Firth Street.

c. If Road 1 is not combined with Chestnut Lane (off Station Road) (Condition [73(b)]), the Consent Holder must realign the intersection of Road 1 with Station Road to achieve compliance with the DM 2010.

d. Construct a pedestrian refuge island on the Road 1 approach to the Road 1/Station Road intersection to manage the speed of turning vehicles and improve safety for pedestrians.

e. Provide a 3m wide shared path on one side of Road 1 and a 1.5m pedestrian path on the other side of Road 1.

f. Provide roundabouts and pedestrian facilities at the following intersections:

   i. Road 1/Road 13/Peakedale Drive

   ii. Road 1/Road 10 (to access the commercial node and address insufficient sight distance)

   iii. Road 10/Road 14 (to access the commercial node)

   iv. Road 1/Road 3

   v. Road 1/Road 2 (south) or alternatively realign the western portion of Road 2 to avoid a crossroads intersection).

   vi. Road 1/Road 9

g. Provide pedestrian crossing facilities (e.g. kerb build-outs and/or refuge islands) along Road 1 to safely provide for pedestrian movements, for example, at the Road 1/Road 10 and Road 1/Road 7 intersections adjacent to the commercial node.

h. Amend the design of all internal roads on the Site to provide 0.3 on-street parking spaces per dwelling.

i. Ensure facilities for buses are possible throughout Site (along Road 1). These will only need to be constructed if a public bus service is operational in Matamata prior to the completion of works on the Site.

   Advice note: Bus facilities will need to be shown on plans but bus pull-ins etc can be used for on-street car parking (over and above the on-street car parking requirement specified in Condition [76(h)]).

j. Identify where no-stopping restrictions are required along curves to maintain two-way traffic.

k. In the jointly-owned access lots (JOALs), provide:

i. Street lighting consistent with public street lighting requirements.

ii. Vehicle calming measures, for example chicanes, variations in surface finish or texture or speed limits (20km/hr or less).

l. Extend Roads 10 and 17 to the southern Site boundary.

78. Include turning heads where any road terminates at a stage boundary or at the Site boundary (where the turning head will be permanent).

79. The Consent Holder must not construct any vehicle, cycle or pedestrian link to Eldonwood Drive or Highgrove Avenue.

80. The Consent Holder must complete a Safe System Audit at the detailed design stage for each stage and submit to the Council. The Safe System Audit must be undertaken in accordance with the procedures set down in the *"Waka Kotahi NZ Transport Agency Safe System Audit Guidelines"* (October 2022). The detailed design Safe System Audit must separate out the decision tracking between designer, developer, and the relevant Council roles (as safety engineer and road controlling authority). The design must be amended until the concerns have been addressed to the satisfaction of the Council as road controlling authority. The completed Safe System Audit must be submitted with the detailed design engineering drawings accompanied by a statement explaining why any remaining safety concerns have not been addressed.

81. The Consent Holder must complete a Safe System Audit at the detailed design stage of the Station Road/northern solar farm access and submit to the Council. The Safe System Audit must be undertaken in accordance with the procedures set down in the *"Waka Kotahi NZ Transport Agency Safe System Audit Guidelines"* (October 2022). The detailed design Safe System Audit must separate out the decision tracking between designer, developer, and the relevant Council roles (as safety engineer and road controlling authority). The design must be amended until the concerns have been addressed to the satisfaction of the Council as road controlling authority. The completed Safe System Audit must be submitted with the detailed design engineering drawings accompanied by a statement explaining why any remaining safety concerns have not been addressed.

Landscaping

82. Landscaping (to be vested) must generally be provided as follows:

a. In general accordance with the relevant landscape plans prepared by a SQEP, which will:

i. 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.

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

iii. Show slopes within the reserves.

iv. Include planting methodology.

v. Include a planting maintenance plan.

vi. Include all hard asset/park furniture/fixtures.

vii. An annotated pavement plan and related specifications, detailing site levels and the

materiality and colour of all hard surfacing.

viii. Include all lighting details within the streets and JOAL.

ix. Include hard landscaping details for JOAL.

x. Identify existing plants to be retained.

b. The landscape plans must be accompanied by a Landscape Maintenance Plan (LandMP) (prepared and certified in accordance with Conditions [27] to [34]) which sets out the management and maintenance measures for both the hard and soft landscaping included in the landscaping design of public spaces.

Advice note: See Greenwood plans:

- *"Streetscape Landscape Plans" (Ref: 2149-08 – 2149-13, Issue S53, dated December 2025)*
- *"Typical Road Cross Section" (Ref: 2149-14, Issue S53, dated December 2025)*
- *"Typical Cross Sections A-A and B-B" (Ref: 2149-15, Issue S53, dated December 2025)*
- *"Streetscape Soft and Hard Palette 1 and 02" (Ref: 2149-16 and 2149-17, Issue S53, dated December 2025)*
- *"Open Space Plan" (Ref: 2149-19 and 2149-20, Issue S53, dated December 2025)*

Engineering Design and Approval – retirement village component

Advice note: The following describes the infrastructure in the retirement village that connect directly to Council owned assets or there is a public safety interest (e.g. firefighting). All other infrastructure in the retirement village must be privately owned.

83. The Consent Holder must submit all engineering plans to the Council for review prior to the submission of any building consent application. The engineering plans must accord with the RITS, be consistent with the relevant SDP (required by Condition [17]) and include:

a. Any works in the public domain.

b. The internal road intersection with Station Road, including:

i. The Station Road layout.

ii. The location of any gates and entry controls.

c. Firefighting water supply and pressure.

d. Internal stormwater management to:

i. Maintain natural overland flow paths

ii. Avoid increasing stormwater runoff or flooding risk outside the retirement village area.

iii. Wetland 2 that discharges to the greenway.

84. Where building consent is not required, the engineering plans must be submitted to the Council for review and approval at least twenty (20) working days prior to construction commencing.

85. The Consent Holder must complete a Safe System Audit at the detailed design stage of the Station Road/retirement village access and submit to the Council. The Safe System Audit must be undertaken in accordance with the procedures set down in the "Waka Kotahi NZ Transport Agency Safe System Audit Guidelines" (October 2022). The detailed design Safe System Audit must separate out the decision tracking between designer, developer, and the relevant Council roles (as safety engineer and road controlling authority). The design must be amended until the concerns have been addressed to the satisfaction of the Council as road controlling authority. The completed Safe System Audit must be submitted with the detailed design engineering drawings accompanied by a statement explaining why any remaining safety concerns have not been addressed.

Construction Conditions

Pre-Start Requirements

86. 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.

87. 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 (ADP) (set out in Condition [87]).

            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 contractors details.

    b. Ten (10) working days prior to commencement of each stage of earthworks (identified in the EMP), the Consent Holder must provide the Council written evidence that any Archaeological Authorities required under the Heritage New Zealand Pouhere Taonga Act 2014 have been obtained from Heritage New Zealand Pouhere Taonga (HNZPH) if required, to modify, damage or destroy any potential archaeological sites that may be affected during the construction works. Alternatively, the Consent Holder must provide evidence that Archaeological Authorities are not necessary.

c. 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.

d. The Consent Holder must, at least ten (10) working days prior to the commencement of construction, invite a representative(s) of Ngāti Hinerangi, 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 officer is provided with all bulk earthworks timetabling.

e. 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)

88. 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 Hinerangi, 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

89. 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.

90. 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.

91. 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

92. Prior to bulk earthworks commencing in any stage of development, 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 Council within five (5) working days of completion of construction of those measures. Information to be 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.

93. Earthworks must not be carried out between 1 May and 30 September in any year unless the prior written agreement of the Council has been obtained.

94. All bare areas of land and fill must be either sealed or covered with aggregate or topsoiled and established with a grass mixture to achieve an 80% ground cover within one month of the completion of earthworks.

95. The Consent Holder must ensure that all vehicle movements associated with the activities authorised under this resource consent must not track dirt and loose material from the vehicle entrance onto the road carriageway. Any material which may inadvertently deposit on the road must be washed or swept clear of the road carriageway as soon as practicable.

96. Progress reports on earthworks must be provided every month (on the 1st of the month for the duration of the works) to the Council 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.

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

Retention of Trees

98. The Consent Holder must take all reasonable measures to ensure that existing trees identified in the landscape drawings referenced in Appendix [1], as being recommended for retention, are protected from damage during construction.

99. All trees within the road reserve and on neighbouring properties must be retained.

Noise and Vibration

100. The operation of chainsaws and stump grinders within 50m of the façade of a dwelling and wood chipping within 70m of the façade of a dwelling must only take place between 08:30 and 17:00, Monday to Friday.

101. Before earthworks, civil works or tree works begin at any point within 25m of the façade of a 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 must be no less than 2.4m in height and must remain in place until these works are outside of the 25m 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.

Advice note: There are no existing dwellings that are currently within the setback distance of 25m. This condition must apply to any new dwellings that are constructed within 25m of the earthworks.

Post-Construction Conditions

Geotechnical certification

102. At the completion of each stage of earthworks, a Geotechnical Completion Report (GCR) prepared by a SQEP must be provided to the Council to confirm the suitability of the Site for the intended development. The GCR must include details of (but is not 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.

    e. Inspections.

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

Contamination certification

104. After completing any necessary remedial activities, a Site Validation Report (SVR) is to be completed to demonstrate the remediation targets set out in the CSMP have been achieved and that the Site is suitable for the intended use. The SVR is to be submitted to the Council as soon as practicable, and no later than twenty (20) working days, after remedial validation is completed.

105. A Works Completion Report (WCR) is to be provided within two (2) months of soil disturbance works being completed to confirm that the methods outlined in the CSMP were enforced for the period of the soil disturbance works, and that the measures were successful in ensuring the potential risks were adequately managed.

106. Receipts for transportation of the contaminated material must be included in either the SVR or WCR.

Roading

107. The Consent Holder must complete a Safe System Audit following the construction of each stage and submit to the Council. The Safe System Audit must be undertaken in accordance with the procedures set down in the *"Waka Kotahi NZ Transport Agency Safe System Audit Guidelines"* (October 2022). The post construction Safe System Audit must separate out the decision tracking between designer, developer, and the relevant Council roles (as safety engineer and road controlling authority). The concerns identified in the Safe System Audit must be addressed to the satisfaction of, and implemented within the timeframes agreed with, the Council as road controlling authority.

108. The Consent Holder must complete a Safe System Audit following the construction of the Station Road/northern solar farm access and submit to the Council. The Safe System Audit must be undertaken in accordance with the procedures set down in the *"Waka Kotahi NZ Transport Agency Safe System Audit Guidelines"* (October 2022). The post construction Safe System Audit must separate out the decision tracking between designer, developer, and the relevant Council roles (as

safety engineer and road controlling authority). The concerns identified in the Safe System Audit must be addressed to the satisfaction of, and implemented within the timeframes agreed with, the Council as road controlling authority.

109. The Consent Holder must complete a Safe System Audit following the construction of the Station Road/retirement village access and submit to the Council. The Safe System Audit must be undertaken in accordance with the procedures set down in the *"Waka Kotahi NZ Transport Agency Safe System Audit Guidelines"* (October 2022). The post construction Safe System Audit must separate out the decision tracking between designer, developer, and the relevant Council roles (as safety engineer and road controlling authority). The concerns identified in the Safe System Audit must be addressed to the satisfaction of, and implemented within the timeframes agreed with, the Council as road controlling authority.

Infrastructure

110. That all water supply connections to Council's public mains must be installed by a contractor listed on the Council's "Approved Licence Contractors". Any service laterals may be installed by the Consent Holder's plumbing and drainage contractor.

111. That the reticulated water supply, wastewater and stormwater systems serving each Stage must be approved in writing by the Council to confirm compliance with the conditions of this resource consent prior to any discharges to the system and prior to the occupation of any dwelling within the Stage.

112. That installed water supply reticulation serving each Stage must be pressure tested and sterilised in accordance with Appendix C of NZS 4404:2010 and best industry practice. Written proof of pressure and sterilisation testing must be provided to the Council for approval prior to the occupation of any dwelling within the Stage.

Specific conditions for the residential activity

113. The Consent Holder must increase the size of all lots adjoining a Rural or Rural Residential Zone (outside the Site) to a minimum average of 1,500m^2 (net), with a minimum lot size of 1,200m^2 (net).

114. That the development of buildings must generally comply with the Residential Design Guide (January 2026) (including the three design objectives), typology plans and drawings referenced in Appendix [1].

Advice note: See Maven plans:

- *"Proposed Land Use Consent Stage 1A" (Ref: C160-1A, Rev C, dated June 2025)*
- *"Proposed Land Use Consent Stage 1B" (Ref: C160-1B, Rev C, dated June 2025)*
- *"Proposed Land Use Consent Stage 1C" (Ref: C160-1C, Rev D, dated November 2025)*
- *"Proposed Land Use Consent Stage 2A" (Ref: C160-2A, Rev C, dated June 2025)*
- *"Proposed Land Use Consent Stage 2B" (Ref: C160-2B, Rev C, dated June 2025)*
- *"Proposed Land Use Consent Stage 2C" (Ref: C160-2C, Rev C, dated June 2025)*

- *"Proposed Land Use Consent Stage 3" (Ref: C160-3, Rev C, dated June 2025)*
- *"Proposed Land Use Consent Stage 4" (Ref: C160-4, Rev D, dated November 2025)*
- *"Proposed Land Use Consent Stage 5" (Ref: C160-5, Rev C, dated June 2025) – to be amended*
- *"Proposed Land Use Consent Stage 6" (Ref: C160-6, Rev D, dated November 2025) – to be amended*
- *"Proposed Land Use Consent Stage 7" (Ref: C160-7, Rev C, dated June 2025)*
- *"Proposed Land Use Consent Stage 8A" (Ref: C160-1A, Rev D, dated November 2025)*
- *"Proposed Land Use Consent Stage 8B" (Ref: C160-1B, Rev D, dated November 2025)*

115. That in the context of Condition [113], "generally comply" allows a variance of built form that complies with the development controls set out in Condition [118].

Advice note: This will provide a reasonable approach to provide for variance in built form 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.

Legal

116. The Consent Holder must surrender all rights conveyed by the Deed of Assignment (Ref#) secured by way of the purchase of land from Eldonwood Limited, except for accessing the Eldonwood subdivision to undertake the wastewater upgrade works required by Condition [67a], prior to commencing any works on the Site.

Advice note: The Consent Holder will need to apply separately to the Council pursuant to Sections 221(3), 241(3) and 243(e) of the RMA to cancel the relevant consent notices, amalgamation conditions and easements. The Fast Track Approvals Act 2024 does not provide for the cancellation of title instruments..

117. The Consent Holder must register the following Consent Notices on the relevant Records of Title. The wording of the Consent Notices must be approved in writing by the Council:

a. A 'building line restriction' Consent Notice of 8m must be registered along the rear and/or side boundaries on the Records of Title of all lots adjoining a Rural or Rural Residential Zoned property (not including the Site). 'Building' must have the same meaning as the Building Act 2004.

b. A Consent Notice must be registered on the Records of Title of all lots adjoining a Rural or Rural Residential Zoned property (not including the Site) requiring that the 4m wide rear and/or side boundary planting be maintained in perpetuity, including the replacement of any dead or unhealthy plants.

c. A Consent Notice must be registered on the Records of Title for all residential lots adjoining the southern Site boundary stating that no sprays or treatments may be used that do not comply with organic farming practices.

d. A 'no complaints" Consent Notice must be registered on the Records of Title for all residential lots adjoining the southern Site boundary to protect the farming operations undertaken on adjoining Rural Zoned land.

e. A Consent Notice must be registered on the Records of Title for all residential lots adjoining the southern Site boundary stating that dwellings are limited to a maximum height of 6m / one storey.

f. A Consent Notice must be registered on the Records of Title for Lots 108 and 109 requiring that a 2m wide landscaping strip on the eastern boundary be maintained in perpetuity, including the replacement of any dead or unhealthy plants.

118. The Consent Holder must reimburse the owners of #48, #50, #52, #54, #56, #58 and #60 Peakedale Drive for material and labour to construct a 1.8m solid timber fence along the boundary between these properties and the Site.

Development Controls

119. That all dwellings and associated buildings constructed on the residential lots must comply with the following:

Control	**Lots less than 450m²**	**Lots 450m² — 1200m²**	**Lots over 1200m²**
Density	Maximum one (1) dwelling per lot.		
Building coverage (maximum)	55% of net lot area.	45% of net lot area.	25% of net lot area.
Front yard setback For the purposes of this rule, a front yard setback is also required along any JOAL.	3m.	5m (on a corner site, one front yard may be reduced to 3m).	

All other setbacks	• Any building on a lot adjoining a Rural or Rural Residential Zoned property (not including the Site) will provide a rear yard of 8m and side yards of 3m.
	
	Note: these setbacks do not apply to 'internal' boundaries of these same lots.
	
	• Buildings on all other lots require rear and side yards of 1.5m, except that:
	
	  • For Lots 138-145, 211-224, 227-250 and 282-300, one side boundary setback may be reduced to 0m, provided that:
	
	  • A duplex typology is constructed in conjunction with the adjoining lot; and
	
	  • The setback from the opposite side boundary is at least 2m; and
	
	  • Legal provision is made to enable access and ongoing maintenance; and
	
	  • The 0m setback occurs along a common/party wall.
	
	• *A duplex means two residential dwellings attached via a shared wall, including where the connection occurs through an attached garage.*		

Garage doors	• Garage doors must be set back a minimum 0.5m from the front building line of the dwelling. This control does not apply to the secondary frontage of a corner lot. • The width of a garage door must not extend to more than 50% of the width of		

	the building. This control does not apply to the secondary frontage of a corner lot.	
Height (maximum)	• Lots adjoining the southern boundary of the Site are limited to a maximum height of 6m / single storey. • All other lots – 8m except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15 degrees or more.	
Height inrelation to boundary	3m + 45°. This does not apply to road frontage.	
Permeability – overall (minimum)	20% of net lot area.	30% of net lot area.
Permeability – front yard setback (minimum)	• At least 50% of the area of the front setback must be landscaped. • At least one specimen tree in the front yard setback of each lot accessed by a JOAL.	
Outdoor living area	50m^2 and capable of containing a 4m diameter circle and free from any required landscape buffers	60m^2 and capable of containing a 6m diameter circle and free from any required landscape buffers
Landscaping buffer (minimum)	Any lot adjoining a Rural or Rural Residential Zoned property (not including the Site) must provide a 4m landscaping buffer in the rear or side setback (whichever adjoins the Rural or Rural Residential Zoned property) and a solid 1.5m high fence in rear or side setback (whichever adjoins the Rural or Rural Residential Zoned property).	
Service area	9m^2 and with a minimum width of 1.5m	10m^2 and with a minimum width of 1.5m
Fences and walls	The maximum height of a fence along the street boundary is 0.9m with a minimum 50% visual permeability, except: • The maximum height of a retaining wall along a street boundary is 1m; and Where the outdoor living area is adjacent to a street boundary, the maximum fence height may be increased to 1.5m and with a minimum 50% visual permeability for no more than 50% of the street frontage.	

120. That a minimum of two carparks for every unit must be provided. One car park may be included within a garage, and carparks can be stacked.

121. 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.

122. With respect to retaining walls:

a. That retaining walls constructed within or on the boundaries of the Site must have a retained height of less than 1.5m and must be specifically designed by an appropriately qualified and experienced engineer in accordance with 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.

b. That retaining walls must not be located within easements, unless those easements relate to the retaining wall.

c. That fences erected on retaining walls must 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.

123. The construction of dwellings on Lots 107 – 110 must occur no earlier than as part of Stage 3.

124. No less than 5% of all dwellings constructed in the Site must be sold as 'affordable housing' being dwellings with a value corresponding to no more than 30% of the average District (Matamata-Piako) Mean Household Income.

Specific conditions for the commercial activity

125. All buildings and activities on Lot 1002 (or any subsequent Records of Title) must be in general accordance with the relevant documents in Appendix [1] and specifically include:

a. A childcare and cafe adjacent to the east of the open space (Lot 1001 to vest as Local Purpose (Recreation) Reserve).

b. A superette on the corner of Road 10 and Road 14.

c. Vehicle access locations on Road 10 and Road 14.

d. Pedestrian, cycling and car connectivity and infrastructure.

Advice note: See Awa Architects plans:

- *"Proposed site plan" (Ref: TP-101, Rev 1, dated April 2025)*
- *"Proposed bulk site plan" (Ref: TP102, Rev 1, dated April 2025)*
- *"Proposed site plan at level 0" (Ref: TP-103, Rev 1, dated April 2025)*
- *"Proposed parking layout" (Ref: TP-104, Rev 1, dated April 2025)*
- *"Childcare centre floor plan" (Ref: TP-200, Rev 1, dated April 2025)*
- *"Childcare centre roof plan" (Ref: TP-201, Rev 1, dated April 2025)*
- *"Childcare centre elevations" (Ref: TP-202, Rev 1, dated April 2025)*
- *"Café floor plans" (Ref:TP-205, Rev 1, dated April 2025)*
- *"Café elevations" (Ref: TP-206, Rev 1, dated April 2025)*

- *"Commercial A floor plans" (Ref: TP-210, Rev 1, dated April 2025)*
- *"Commercial A elevations" (Ref: TP-211, Rev 1, dated April 2025)*
- *"Commercial B floor plans" (Ref: TP-215, Rev 1, dated April 2025)*
- *"Commercial B elevations" (Ref: TP-216, Rev 1, dated April 2025)*
- *"Commercial C floor plans" (Ref: TP-220, Rev 1, dated April 2025)*
- *"Commercial C elevations" (Ref: TP-221, Rev 1, dated April 2025)*
- *"Commercial D floor plans" (Ref: TP-225, Rev 1, dated April 2025)*
- *"Commercial D elevations" (Ref: TP-226, Rev 1, dated April 2025)*
- *"Superette floor plans" (Ref: TP-230, Rev 1, dated April 2025)*
- *"Superette elevations" (Ref: TP-231, Rev 1, dated April 2025)*
- *"Proposed overall elevations" (Ref: TP-300, Rev 1, dated April 2025)*

126. The Consent Holder must engage a SQEP to prepare a Parking Management Plan (PMP) for certification by the Council. The PMP must be submitted to the Council twenty (20) working days prior to construction on the commercial node commencing. Preparation and certification of the PMP must be in accordance with the process set out in Conditions [27] to [34]. The PMP must address the following:

    a. The allocation of specific spaces for the childcare centre at peak pick-up / drop-off times (spaces closest to the childcare centre).

    b. Time limits on parking to discourage longer-term parking near the childcare centre.

    c. Dedicated staff parking away from the childcare centre, leaving the closest spaces available for parents.

    d. Rubbish collection outside of peak hours to reduce the risk of heavy vehicles manoeuvring at the same time as children.

    e. Delineated pedestrian paths and signage to emphasise user priority and reduce the risk of pedestrians crossing in other locations.

    f. Clear signage that warns drivers of the presence of children.

    g. Traffic calming to maintain a low speed environment.

    h. Acceptable planting to maintain good visibility at the vehicle crossings and within the carpark.

Specific conditions for the greenway

127. That the development of the greenway and outlet must generally comply with the relevant application documents in Appendix [1].

Advice note: See plans:

- *Maven plans "Proposed Stormwater Greenway Plans" (Ref: C490-1 – C490-4, Rev C, dated June 2025)*
- *Maven plans "Proposed Greenway Cross Sections" (Ref: C490-10 – C490-16, Rev A, dated April 2025)*
- *Maven plans "Proposed Stormwater Greenway Details" (Ref: C490-17, Rev A, dated April 2025)*
- *Maven plan "Proposed Channel Plan with Ecology Shown" (Ref: C152, Rev A, dated November 2025)*
- *Maven plan "Proposed Channel Armouring Details" (Ref: 152-1. Rev B, dated November 2025)*
- *Greenwood plans "Greenway Plans 01 – 05" (Ref: 2149-23 – 2149-27, Issue RC, dated October 2025)*
- *Greenwood plan "Typical Greenway Section" (Ref: 2149-28, Issue S53, dated December 2025)*
- *Greenwood plan "Greenway Soft Palette 01 – 03" (Ref: 2140-29 – 2149-31, Issue S53, dated December 2025)*

128. The greenway must include a range of native plant and tree species that support insects, birds and pekapeka, larger trees considered rākau whakapapa (genealogical trees) and mahinga kai opportunities.

129. Works in and around the oxbow and pasture wetlands will avoid, as much as possible, the wetted area of the wetlands. Any damage to vegetation within the riparian margin of the wetlands or river will be replaced/offset.

Advice note: In this context, replace/offset means a one for one replacement of any plant or tree (excluding groundcover like grass) to be located within the immediate vicinity of the works.

Specific conditions for the retirement village

Legal

130. That prior to the occupation of any Unit within the retirement village, the Consent Holder must supply the Council with written confirmation that the village has been registered in accordance with the Retirement Villages Act 2003.

131. That the Occupation Rights Agreement required by Section 27 of the Retirement Villages Act 2003, as it applies to Units XX to XX of the retirement village, must include the following clause (or similar):

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

132. The Consent Holder must provide a copy of the Occupation Rights Agreement to the Council to confirm the above clause, prior to the occupation of units. Confirmation may be provided as appropriate to the staging of the development.

133. That the Consent Holder must include within any Occupation Rights Agreement and/or Code of Residents Rights prepared in accordance with Schedules 3 and 4 of the Retirement Villages Act 2003:

    a. Details of infrastructure which is privately owned, operated and maintained by the Operator for the retirement village; and

    b. A condition that specifies the maximum number of permanent residents per Unit is two (excluding health care workers or dependent persons who may reside within the Units on a semi-permanent basis).

134. Prior to the occupation of any Unit within the Retirement Village, a copy of the Occupation Rights Agreement and/or Code of Residents Rights must be supplied to the Council to confirm that the above clauses have been included.

135. The Consent Holder must maintain appropriate public liability insurance, or equivalent indemnity arrangements, to cover risks associated with public use of the private roads and accessways within the retirement village. This insurance/indemnity shall:

    a. Provide sufficient coverage for any claims, loss, or damage arising from the public's lawful use of the private roads and accessways within the village.

    b. Be held for the lifetime of the retirement village or for as long as the private roads are available for public use.

136. Written confirmation of the insurance or indemnity arrangement, including policy details and coverage limits, must be provided to the Council:

    a. Prior to operation of the retirement village; and

    b. Upon request by the consent authority at any time thereafter.

137. Any material change, lapse, or cancellation of the insurance or indemnity arrangements must be notified to the Council in writing within 10 working days, along with details of replacement arrangements to ensure continuous coverage.

Development controls – general

138. That the development of the retirement village must generally comply with the relevant application documents in Appendix [1].

139. The term "generally comply" (in Condition [137]) allows an increase or decrease in floor area by up to 10%.

Advice note: The term "generally comply" permits minor variations in the details of villas and their layout, and the location, type and number of villas of each typology within the village and in the staging of the village, 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. This also applies to minor variations in the details of the ancillary buildings, maintenance sheds, activity

sheds, staff accommodation, facilities building, and aged-care hospital. For the avoidance of doubt, "generally comply" does not permit an increase in the total number of units.

140. That:

a. The number of Units within the Retirement Village (including all Stages) must not exceed 220 which includes a maximum of two staff dwellings.

b. The total building coverage for all buildings (all 220 units, Aged Care Hospital, Facilities Building) must not exceed 41,800m^2 (21%).

Advice Note: *This maximum building coverage includes the 10% increase permitted in Condition [138].*

141. That all Units must be separated by a minimum of 3.5m from an adjoining building except:

a. Standalone Units with an adjoining garage, in which case the minimum separation except for the adjoining garage, must be 1.3m.

b. Where the building is a maintenance/storage shed, in which case the building can be adjoining.

142. That all Units must be setback a minimum of:

a. 2.5m from the internal roads (measured from the edge of carriageway/kerb).

b. 10m from Station Road

c. 2.5m from any 'internal' boundary of the retirement village site area with the remainder of the Site.

d. 10m from any external boundary of the Site.

143. That no part of any building must exceed a height of 2.5m plus the shortest horizontal distance between that part of the building and the nearest external boundary, provided that this must not apply to the apex of the gable ends of a roof, being no more than 1m^2 in area.

Development controls – standalone and duplex units

144. That Standalone and Duplex Units must be a single storey design with a maximum height of no more than 6m above finished ground level.

145. That every Standalone or Duplex Units must comply with the following private outdoor living areas requirements:

a. For Unit Typologies BS and BE a minimum private outdoor living area of 70m^2 including a circle with a minimum diameter of 4m which must be located to the west, east, or north of the Unit.

b. For Unit Typologies CS and CN a minimum private outdoor living area of 100m^2 including a circle with a minimum diameter of 4m which must be located to the west, east, or north of the Unit.

c. For Unit Typology D a minimum private outdoor living area of 100m^2 including a circle with a minimum diameter of 5m which must be located to the west, east, or north of the Unit.

Advice Note: For the avoidance of doubt, the outdoor living area measurements may include outdoor covered patio areas.

146. That a minimum of two carparks for every Unit must be provided. One carpark can be within a garage. Carparks can be stacked.

Development controls – Facilities Building

147. That the Facilities Building may be provided within one building or multiple buildings, subject to:

a. The building or buildings being located, designed, constructed and maintained generally in accordance with the relevant information, plans, and drawings in Appendix [1] with a Maximum Gross Floor Area of 1,300m^2.

b. The maximum height of the building must not exceed 7m.

c. The provision and maintenance of no less than 41 carparks in accordance with the RITS exclusively for the use of persons attending the Facilities Building, along with at least 2 carparks for staff vehicles.

148. That the maximum occupancy of the Facilities Building can at any time be 300 persons and include a maximum of 50 non-residential guests. A record of events, including dates, times, and number of attendees must be retained and made available for inspection by the Council upon request.

Development controls – Aged Care Hospital

149. That the Aged Care Hospital must comply with the following standards:

a. Be located, designed, constructed, and maintained generally in accordance with the relevant drawings in Appendix [1].

b. The maximum height must not exceed 7m.

c. A maximum patient occupancy of 71 patients at any time.

d. The provision and maintenance of no less than 42 carparks in accordance with the RITS exclusively for the use of persons attending the Aged Care Hospital.

Other activities

150. That no more than 38 parking spaces must be provided within the motorhome parking area. Parking spaces must be provided for storage only with no overnight occupancy permitted.

151. That for the duration of marketing until all Retirement Units have been sold, a maximum of two Units from any Stage may be used as a show home facility.

Retaining Walls/Fencing

152. With respect to retaining walls:

d. That retaining walls constructed within or on the boundaries of the Site must have a retained height of less than 1.5m and must be specifically designed by an appropriately qualified and experienced engineer in accordance with 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.

e. That retaining walls must not be located within easements, unless those easements relate to the retaining wall.

f. That fences erected on retaining walls must 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.

Landscaping

153. The northern, eastern and western boundaries of the retirement village will be landscaped to a depth of 5m and a solid 1.5m high fence will be constructed.

Specific conditions for the solar farms

154. Once construction has been completed, the solar farms must only operate for a maximum of 40 years.

155. The development of each solar farm must include:

a. Legal access to enable emergency vehicles to access the properties.

b. A water supply to enable firefighting.

156. No sprays or treatments may be used on the southern solar farm that do not comply with organic farming practices.

157. The noise level from the solar farms (L10) as measured within any residentially zoned boundary or within the notional boundary of any rural dwelling shall not exceed the following:

7.00am to 8.00pm	50dBA
8.00pm to 7.00am	40dBA

158. To confirm compliance with the noise limits in Condition [156], the Consent Holder must engage a SQEP to undertake acoustic monitoring following the commissioning of each of the solar farms. The monitoring will be for no less than one (1) month. A report prepared by a SQEP will be prepared and submitted to the Council within one (1) month of the end of the monitoring period.

159. Upon completion of construction, and subject to approval by the Council, the vehicle crossing providing access to the southern solar farm shall be reduced in width from 10m to 5m.

160. The Consent Holder must engage a SQEP to prepare a Solar Farm Planting Management Plan (SFPMP) for certification by the Council. The SFPMP must be submitted to the Council twenty (20) working days prior to the construction of each of the solar farms commencing. Preparation and certification of the SFPMP must be in accordance with the process set out in Conditions [27] to [34]. The objective of the SFPMP is to screen the solar farms from adjoining properties. The SFPMP will, as a minimum:

a. Detail the buffer planting to be provided around the solar farms, including species and plant sizes. For the northern solar farm, the specimen tree numbers must be limited, or located, to maintain solar access to 172 Station Road.

b. Detail the maintenance requirements for the buffer planting, including access, water, and vegetation control, to support the full maturity and height capabilities of the buffer planting being achieved.

c. Detail the measures to prevent invasive weed species establishing in the buffer planting and within the solar farms (under and between the solar tables).

161. The buffer planting must be implemented in accordance with the certified BPMMP and maintained for the life of the solar farms. All planting must be within the first planting season following commencement at each of the solar farm sites.

162. The planting required by the SFPMP must be maintained for the life of the solar farms.

163. The Consent Holder must inspect panel drip lines monthly for erosion as part of regular and routine maintenance of the site. If erosion that results in the absence of grass over an area wider than 100 mm and erosion to a depth of 50 mm below adjacent ground level is identified, the Consent Holder must undertake preventative measures to prevent such erosion occurring, which may include infilling along the affected dripline by placing aggregate or other erosion resistant material.

164. The Consent Holder must prepare a plan of predevelopment overland flow paths within the solar farms. The Consent Holder must inspect the site monthly for erosion due to overland flow as part of regular and routine maintenance of the site. If erosion of mapped predevelopment overland flow paths occur or erosion of new overland flow paths occur (which develop as a consequence of the development), the Consent Holder must undertake preventative measures to prevent such erosion occurring. Preventative measures may include installation of flow spreading devices or reshaping ground to spread out overland flows to minimise stormwater velocities.

165. The Consent Holder must engage a SQEP to prepare an Emergency Response Plan (ERP) for certification by the Council. The ERP must be submitted to the Council twenty (20) working days prior to the commissioning of each of the solar farms. Preparation and certification of the ERP must be consistent with the process set out in Conditions [27] to [34]. The objective of the ERP is to outline the procedures to be followed in the event of an emergency at either solar farm (including a fire or the spill of hazardous substances). The ERP must be updated as required to meet the objective. The ERP must include, but not be limited to:

a. Evidence that engagement with Fire and Emergency New Zealand (FENZ) has occurred including evidence that any concerns raised by FENZ have been addressed or provide reasons why they have not been addressed.

b. A site plan depicting key infrastructure, including site access points, internal access tracks, firefighting facilities, water supply system and neighbouring properties.

c. Details of emergency resources, including communication systems, personal protective equipment and first aid.

d. Up-to-date contact details for the solar farm manager/s and any relevant off-site personnel that could provide technical support during an emergency.

e. Emergency procedures for all credible hazards and risks, including building, infrastructure, grass and vehicle fires.

f. How FENZ must be alerted of an emergency incident.

g. Site evacuation procedures.

h. A list of hazardous goods stored on site.

i. Measures to prevent contaminant spills.

j. Hazardous spill procedures.

Decommissioning

162. A Decommissioning and Rehabilitation Management Plan (DRMP) must be prepared and provided to the Council for certification at least twenty (20) working days prior to the solar farms ceasing to operate. The DRMP must provide details of:

a. The duration and nature of the decommissioning works.

b. The measures to manage the decommissioning works, including measures to minimise negative impacts on flora and fauna.

c. Any rock column ground improvements as part of the substation platform foundations greater than 0.8m below surface level need not be removed.

d. Details of how the solar farm components are being sustainably disposed of or recycled.

The solar farms must be fully decommissioned and resown with grass within one (1) year of the solar farms ceasing to operate.

APPENDIX 1

Document	Author	Date	Document Version