Resource Consent:	AUTH147564.04.01
Grants to:	Matamata Development Limited
Commencement date:	21 April 2026
Lapse Date:	Five (5) years after commencement date
Expiry date:	21 April 2026 (35 years)
Location:	Station Road, Matamata (Lot 1 Deposited Plan South Auckland 65481, Part Lot 1 and Lot 2 Deposited Plan 21055, Lots 4 and 5 Deposited Plan 384886, Lot 204 Deposited Plan 535395 and Lots 25 and 106 Deposited Plan 393306, Lot 3 Deposited Plan South Auckland 14362)

The activity:

A discharge permit (pursuant to section 15 of the Resource Management Act 1991 (RMA) and under the National Environmental Standards for Freshwater 2025) to permanently divert and discharge stormwater to land and water to develop 430 residential dwellings, a neighbourhood centre and ancillary infrastructure.

And is subject to the following conditions:

General conditions

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

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

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

4. A copy of this permit 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. 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 the Council arising from supervision and monitoring of this consent, e.g. routine inspection of the Site by Council officers or agents, liaison with the Consent Holder, responding to complaints or enquiries relating to the Site, and review and assessment of compliance with the conditions of consents.

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

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

Condition precedent

7. No Management Plans (MP) or detailed design / engineering plans will be accepted for certification / approval by the Council, until:

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

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

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

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

    b. The Stormwater Management Plan (SMP) has been certified by the Council in accordance with the conditions of this resource consent (Conditions [15] – [22]). A prerequisite to drafting the SMP, the Consent Holder must:

        i. Within 90 days of the grant of this consent, install five (5) additional groundwater level monitoring sites equipped with datalogger pressure sensors, including two nested piezometers in the deepest part of the basin, in the following general locations:

Advice note: The five additional groundwater level monitoring sites are in addition to the five existing piezometers already installed on the Site in the following locations:

ii. Keep records of all groundwater level monitoring points, being 10 in total, until such time as the Council is satisfied that adequate monitoring data has been gathered to provide a reliable record of seasonal fluctuations in groundwater levels across the site and the Council has provided approval in writing for groundwater level monitoring to cease.

iii. Make the records available to the Council upon request.

Stormwater discharge parameters

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

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

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

   c. Any emission of objectionable odour.

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

   e. Any significant adverse effects on aquatic life.

9. Further, the Consent Holder must manage the stormwater network to avoid discharges on receiving waters that, after reasonable mixing, cause:

   a. Dissolved oxygen levels to fall below 80% of saturation.

   b. pH to fall below 6 or exceed 9.

   c. Undesirable biological growths.

   d. Water temperature to change by more than 3°C or exceed 23°C.

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

   f. Ammoniacal nitrogen concentrations to exceed 0.88 grams of nitrogen per cubic metre.

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

11. The Consent Holder must put in place measures to avoid micro-organisms in concentrations that are likely to adversely affect human health. Where a question arises as to whether the concentration of micro-organisms is adversely affecting human health, it must be determined through the application of the *Microbiological Water Quality Guidelines for Marine and Freshwater Recreational Areas* (Ministry for the Environment, 2003), or any other technical publication technically certified in advance by the Council.

12. The Consent Holder must put in place measures to avoid:

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

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

    c. Adverse effects on aquatic ecosystems.

Management Plans

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

Management Plan	**Author**	**Dated**
Stormwater Management Plan	Maven	January 2026
Stormwater Operations and Maintenance Plan (Residential)	Maven	May 2025

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

    a. Groundwater Management Plan

    b. On-lot Devices Management Plan

15. 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.

16. Except for the SMP (see Condition [7(b)]), the Consent Holder must submit the listed MPs to the Council for certification at least twenty (20) working days prior to work commencing.

    Advice note: To assist the Council with the certification process, the Consent Holder is encouraged to provide the Council with three (3) weeks' notice prior to each MP being submitted for certification.

17. 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.

18. 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 [6]).

    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].

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

Advice note: Certification of complex MPs (e.g. the SMP) is expected to take longer than 20 working days and may be an iterative process to satisfy the Council that Condition [18] has been met.

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

Amendments to Management Plans

21. 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 [18].

22. 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.

Stormwater Management Plan (SMP)

23. 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.

Advice note: The certified SMP will include all aspects of the draft Stormwater Operations and Maintenance Plan (Residential) submitted with the application. This will ensure that all stormwater information is in one consolidated document to assist with managing the stormwater asset.

24. The SMP must be formulated to meet the objective and must be informed by:

a. Up-to-date groundwater monitoring results from all monitoring sites as outlined in Condition [7(b)].

b. A groundwater contour plan derived from the analytical groundwater model, overlaid by finished ground level (at 200mm intervals).

c. The updated groundwater level synthetic hydrograph (Memorandum of WGA, dated 3 March 2026) for the site.

d. An update to drawing C401 “Proposed Overall S/W Catchment Plan” (Rev B) to reflect the up-to-date results from all groundwater monitoring sites.

e. An assessment of the “whole of life costs” of the proposed stormwater system and evidence that the “whole of life costs” have been factored into the design of the stormwater system.

25. The SMP must include, but is not limited to:

a. A response to any relevant 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 a cross section through Basin A showing the results of the groundwater assessment.

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

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

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

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

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

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

g. Details of who must be responsible for overseeing the SMP, including for the first five (5) years of the operation of the stormwater management system.

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

On-lot Devices Management Plan (ODMP)

26. The Consent Holder must manage on-lot stormwater devices in accordance with a certified ODMP. The objective of the ODMP is to ensure that private on-lot stormwater devices are effectively managed by the Consent Holder, and that subsequent stormwater discharges to the stormwater network align with the requirements of this resource consent. The ODMP must be updated as required to meet the objective. The ODMP must include, but is not limited to:

a. A response to the certified SMP.

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

c. Operation and maintenance procedures for all on-lot stormwater devices, including the frequency of these procedures.

d. Inspection checklists for all aspects and elements of the on-lot stormwater devices.

e. A schedule of the ongoing compliance monitoring and maintenance inspections to be undertaken by the Consent Holder, including the frequency of these inspections, to ensure that the on-lot stormwater devices are being properly operated and maintained.

f. Details of who must be responsible for overseeing the ODMP.

g. The wording for a Consent Notice to be registered on all lots with an on-lot stormwater device setting out the property owners' obligations with respect to the on-lot stormwater device.

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

Groundwater Management Plan

27. 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.

28. If a GMP is required by Condition [27], 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 GMP to maintain its effectiveness.

Operation and Maintenance

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

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

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

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

32. The Consent Holder shall undertake routine inspections of the stormwater network and its management devices and is responsible for ensuring that these are operated and maintained to function as designed at all times.

33. As soon as practicable, and no later than two (2) working days, after becoming aware of any of the adverse effects of the nature specified in Conditions [8], [9], [10], [11] and [12], the Consent Holder must submit a report to the Council, which addresses:

    a. A description of the adverse effects.

    b. A description of the cause of the adverse effects.

    c. An explanation of any measures taken to remedy or mitigate the adverse effects, the outcome of those measures, and whether further measures are necessary and reasonably practicable.

    d. If no measures have been taken in accordance with (c), a description of any reasonably practicable measures that could be taken to remedy or mitigate the adverse effects and a recommendation as to whether those measures are necessary.

Post construction

34. The Consent Holder must retain SQEP/s to prepare and sign As-built Certification Statements which certify that the stormwater infrastructure, stormwater basins, dam(s) and any artificial wetlands have been constructed in accordance with the certified detailed designs as required. The approved As-built Certification Statements must be submitted to the Council within ninety (90) working days of completion of the construction works and a copy also provided to the the Council.

APPENDIX 1

Document	Author	Date	Document Version
Stormwater Management Plan – Ashbourne Developments	Maven Associates	29 January 2026	C
AEE – Volume 5:Residential & Greenway	Barker and Associates	15/07/2025	A
Greenway Design Memo	Maven Associates	23/09/2025	-
Ashbourne Residential Development – Infrastructure Report	Maven Associates	26/06/2025	C
C400 Stormwater			
C400 – Proposed Stormwater Overview Plan	Maven Waikato Limited	03/2026	E
C400-1 – Proposed Stormwater Drainage Plan	Maven Waikato Limited	03/2026	E
C400-2 – Proposed Stormwater Drainage Plan	Maven Waikato Limited	03/2026	E
C400-3 – Proposed Stormwater Drainage Plan	Maven Waikato Limited	03/2026	E
C400-4 – Proposed Stormwater Drainage Plan	Maven Waikato Limited	03/2026	E
C400-5 – Proposed Stormwater Drainage Plan	Maven Waikato Limited	03/2026	E
C400-6 – Proposed Stormwater Drainage Plan	Maven Waikato Limited	03/2026	E
C400-7 – Proposed Stormwater Drainage Plan	Maven Waikato Limited	03/2026	E
C400-8 – Proposed Stormwater Drainage Plan	Maven Waikato Limited	03/2026	E
C400-9 – Proposed Stormwater Drainage Plan	Maven Waikato Limited	03/2026	E
C400-10 – Proposed Stormwater Drainage Plan	Maven Waikato Limited	03/2026	E
C400-11 – Proposed Stormwater Plan Stage 1	Maven Waikato Limited	03/2026	C
C400-12 – Proposed Stormwater Plan Stage 2	Maven Waikato Limited	03/2026	C
C400-13 – Proposed Stormwater Plan Stage 3	Maven Waikato Limited	03/2026	C
C400-14 – Proposed Stormwater Plan Stage 4	Maven Waikato Limited	03/2026	C
C400-15 – Proposed Stormwater Plan Stage 5	Maven Waikato Limited	03/2026	C
C400-16 – Proposed Stormwater Plan Stage 6	Maven Waikato Limited	03/2026	C
C400-17 – Proposed Stormwater Plan Stage 7	Maven Waikato Limited	03/2026	C
C400-18 – Proposed Stormwater Plan Stage 8	Maven Waikato Limited	03/2026	C
C400-20 – Proposed Stormwater Longsections	Maven Waikato Limited	11/2025	A
C400-21 – Proposed Stormwater Longsections	Maven Waikato Limited	03/2026	B
C400-22 – Proposed Stormwater Longsections	Maven Waikato Limited	11/2025	A
C400-23 – Proposed Stormwater Longsections	Maven Waikato Limited	11/2025	A
C401 – Proposed SW Overall Catchment Plan	Maven Waikato Limited	02/2026	B
C410-1 – Pre-Development Catchment Discharge Plan – Res/Rv & S.SF	Maven Waikato Limited	11/2025	B
C410-2 – Post Development 10 Yr Catchment Discharge Points – Res	Maven Waikato Limited	11/2025	B
C410-3 – Post Development 100 Yr Catchment Discharge Points - Res	Maven Waikato Limited	11/2025	A

C420 – Proposed Stormwater Basin Catchment Overview Plan	Maven Waikato Limited	11/2025	D
C420-1 – Proposed Stormwater Basin Catchment Plan A	Maven Waikato Limited	05/2025	C
C420-2 – Proposed Stormwater Basin Catchment Plan B	Maven Waikato Limited	05/2025	C
C420-3 – Proposed Stormwater Basin Catchment Plan C	Maven Waikato Limited	11/2025	D
C420-4 – Proposed Stormwater Basin Catchment Plan D	Maven Waikato Limited	11/2025	D
C430-1 – Proposed Soakage Device Crossection	Maven Waikato Limited	04/2025	A
C430-2 – Proposed Soakage Device Crossection	Maven Waikato Limited	05/2025	B
C430-3 – Proposed Soakage Trench Detail Plan	Maven Waikato Limited	04/2025	A
C430-4 – Roadside Typical Soakage Trench Details	Maven Waikato Limited	12/2025	C
C430-4A – Roadside Typical Soakage Trench Details	Maven Waikato Limited	12/2025	B
C430-5 – Typical Raingarden Details	Maven Waikato Limited	11/2025	D
C430-6 - Typical Raingarden – Soakage Trench Location	Maven Waikato Limited	11/2025	A
C430-7 – Proposed Typical Wetland C Details	Maven Waikato Limited	11/2025	A
C430-8 – Proposed Typical Wetland D Details	Maven Waikato Limited	11/2025	A
C440 – Proposed Stormwater Basin Overview Plan	Maven Waikato Limited	11/2025	D
C440-1 – Proposed Stormwater Basin A Plan	Maven Waikato Limited	11/2025	D
C440-2 – Proposed Stormwater Basin A Details	Maven Waikato Limited	05/2025	C
C440-3 – Proposed Stormwater Wetland Plan	Maven Waikato Limited	11/2025	D
C440-4 – Proposed Stormwater Basin C Details	Maven Waikato Limited	11/2025	D
C440-5 – Proposed Stormwater Wetland D Plan	Maven Waikato Limited	11/2025	D
C440-6 – Proposed Stormwater Basin D Details	Maven Waikato Limited	11/2025	D
C460-1 – Proposed Overland Flowpath Catchment Plan	Maven Waikato Limited	11/2025	C
C460-2 – Proposed Overland Flowpath Catchment Plan	Maven Waikato Limited	11/2025	C
C460-3 – Proposed Overland Flowpath Sections 1 of 3	Maven Waikato Limited	05/2025	B
C460-4 – Proposed Overland Flowpath Sections 2 of 3	Maven Waikato Limited	05/2025	B
C460-5 – Proposed Overland Flowpath Sections 3 of 3	Maven Waikato Limited	05/2025	B
C470-1 – Proposed Stormwater On-Lot Typical Plan	Maven Waikato Limited	06/2025	B
C470-2 – Proposed Stormwater On-Lot Typical Plan	Maven Waikato Limited	06/2025	B
C470-3 – Proposed Stormwater On-Lot Cross section	Maven Waikato Limited	05/2025	B
C480-1 – Proposed Stormwater Standard Details	Maven Waikato Limited	04/2025	A
C480-2 – Proposed Stormwater Standard Details	Maven Waikato Limited	04/2025	A
C480-3 – Proposed Stormwater Standard Details	Maven Waikato Limited	04/2025	A

C490 – Proposed Stormwater Greenway Overview	Maven Waikato Limited	10/2025	E
C490-1 – Proposed Stormwater Greenway Plan	Maven Waikato Limited	11/2025	F
C490-2 – Proposed Stormwater Greenway Plan	Maven Waikato Limited	06/2025	C
C490-3 – Proposed Stormwater Greenway Plan	Maven Waikato Limited	06/2025	C
C490-4 – Proposed Stormwater Greenway Plan	Maven Waikato Limited	10/2025	D
C490-10 – Proposed Stormwater Greenway Sections	Maven Waikato Limited	04/2025	A
C490-11 – Proposed Stormwater Greenway Sections	Maven Waikato Limited	04/2025	A
C490-12 – Proposed Stormwater Greenway Sections	Maven Waikato Limited	04/2025	A
C490-13 – Proposed Stormwater Greenway Sections	Maven Waikato Limited	04/2025	A
C490-14 – Proposed Stormwater Greenway Sections	Maven Waikato Limited	04/2025	A
C490-15 – Proposed Stormwater Greenway Sections	Maven Waikato Limited	04/2025	A
C490-16 – Proposed Stormwater Greenway Sections	Maven Waikato Limited	04/2025	A