
1.0 Land Use Consent Residential, Greenway & Commercial Node

1.1 General Conditions Applicable to All Stages

1.1.1 Compliance with Application

- (1) That the project shall be undertaken in general accordance with all drawings and information as listed in Schedule 1 and received by the Environmental Protection Authority . Where there is any conflict between the information and drawings referred to above and the conditions of this resource consent, the conditions shall prevail.
- (2) That the Commercial Node land use activities be in general accordance with the plans and information contained in architectural drawings by Awa Architects (insert **ref of final drawing set**). The bulk and location of the Commercial land use activities are further detailed in conditions [66-73] below.
- (3) The Consent Holder shall be responsible for all contracted operations relating to the exercise of this land use consent and shall ensure contractors are made aware of the conditions of this consent and their requirement to comply with those conditions.
- (4) Copies of this land use consent and any certified management plans shall be kept onsite at all times that the works authorised by this consent are being undertaken and shall be produced without unreasonable delay upon request from a servant or agent of a consent authority.
- (5) That pursuant to clause 26(2) of Schedule 5 to the FTAA, this consent shall lapse five (5) years from the date of commencement unless it has been given effect to, surrendered, or been cancelled at an earlier date.

1.1.2 Review

- (6) MPDC may once a year in the last 5 working days of May or November, and within 12 months of the completion of each stage serve notice on the Consent Holder under Section 128(1) of the RMA to review the conditions of this consent where:
 - a. A material adverse effect which was not identified in the AEE (and supporting material for the resource consent application) has arisen; or
 - b. The magnitude of adverse effects from the project is materially larger than what was indicated in the AEE (and supporting material for the resource consent application).

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

1.2 Staging

- (7) That the development may be undertaken in Stages or Sub-Stages, subject to that Stage or Sub-Stage complying with all relevant conditions within this resource consent; and that the Stage or Sub-Stage has been designed in general accordance with the plans, drawings, and

information referenced in Schedule 1; and the Stage or Sub-Stage is able to be serviced in accordance with the conditions of this consent.

- (8) That at the time of application for EPA for any Stage or Sub-Stage, the Consent Holder shall provide a Stage Development Plan and supporting information covering the entire Stage or Sub-Stage for certification by MPDC's Planning Manager that Condition (7) above can be met.
- (9) Prior to Planning Clearance of Building Consent for any buildings within any Stage or Sub-Stage, the Consent Holder shall provide MPDC's Team Leader – Consents Engineer with certification by an SQEP that the infrastructure and individual services / utility connections for all buildings within the Stage or Sub-Stage have been installed in accordance with the conditions of this resource consent and that all other relevant conditions of this resource consent have been met.
- (10) That, for each stage or sub-stage the following Stormwater, Wastewater and Water and roading infrastructure requirements be designed in accordance with the approved (Insert MAVEN doc ref) , and thereafter submitted for EPA (see Condition X).

1.2.1 Stormwater

(11) That the following measures will be adopted to mitigate the effects of the overland flow paths detailed below, on the proposed development and identified on the relevant development staging plans in accordance with condition 7 above:

- I. Identify and maintain natural overland flow/watercourse locations to convey concentrated stormwater from the site where feasible.
- II. Any stormwater secondary overland flow paths and ponding areas shall be shown on the engineering plans. The flow paths shall be provided for a storm having a 100-year ARI. The secondary overland flow paths shall be designed in accordance with the Regional infrastructure Technical Specifications to accommodate the rainfall runoff in excess of the stormwater reticulation design capacity. The secondary overland flow path(s) shall be maintained on an ongoing basis. Any alteration of the ground and building of any structure along the path that will obstruct the flow shall be prohibited.
- III. Identify and retain any upstream OLFPs and/or watercourses to avoid any upstream flooding in accordance with the Stormwater Management Plan approved under Condition XX of this consent.
- IV. Ensure OLFPs are designed where possible within the roading network and discharge into watercourses and in accordance with the Stormwater Management Plan approved under Condition XX of this consent.

(12) That the stormwater on-site, including but not limited to runoff from impervious surfaces, stormwater basins, and wetlands, is managed in accordance with the Stormwater Management Plan approved under Condition XX of this consent.

(13) Prior to construction of the dam (connecting the Greenway to the Waitoa River) as shown on MAVEN scheme Plan (XXXX) and detailed in the CMW memo (insert ref), the consent holder shall submit to the MPDC's Team Leader – Consents Engineer a detailed design prepared and certified by a suitably qualified and experienced Chartered Professional Engineer (CPEng). The design shall meet all relevant requirements, including the Ministry for the Environment's Dam Safety Guidelines, and demonstrate that the dam is safe, fit for

purpose, and appropriate for long-term performance. Although building consent is not required under the Building Act 2004, written confirmation of acceptance from MPDC's Assets and Projects Manager (as the future asset owner) shall be provided to MPDC's Monitoring Officer prior to construction.

1.2.2 Wastewater

- (14) That all wastewater systems shall be designed in accordance with RITS and other relevant standards including the MPDC Development Manual 2010.
- (15) That the internal reticulation for Ashbourne Development will be achieved via new 150mm dia uPVC SN16 wastewater line.
- (16) That the following wastewater parameters be implemented and demonstrated in accordance with condition (8) above:
- a) Stage 1 – That a gravity reticulation network be provided for stage 1, and the wastewater shall connect into the existing wastewater manhole 20230419105331 located inside the northeastern corner of the staging boundary. The wastewater shall be conveyed to the existing Eldonwood wastewater pump station 20080213160306. That the existing wastewater pumpstation be upgraded to support a further 100 lots for Stages 1 and 2 by providing an additional 20m³ of underground wastewater storage.
 - b) Stage 2 – That a gravity reticulation network be provided for stage 2. The proposed network shall be extended to a new manhole, that will be constructed over the existing 150mm uPVC line 20230419113654 located in Peakedale Drive. That all wastewater be conveyed through the same wastewater network to the existing Eldonwood wastewater pump station 20080213160306.
 - c) Stage 3 – That a new central wastewater pump station be constructed near the entrance to the Southern Solar Farm site as shown on plan (insert MAVEN plan ref).
 - I. Wastewater shall be conveyed by a gravity reticulation network to the new wastewater pump station.
 - II. Wastewater shall be pumped via a rising main through the site to the east following the road network and pass through the proposed Pippins development area out to Firth Street following Haig Road, under the railway out to SH27 and it would then head north, where it shall terminate at the new discharge manhole.
 - III. A new 225mm uPVC gravity reticulation line shall be constructed from the manhole following Burwood Road, heading northeast from the discharge manhole before connecting into the existing wastewater manhole MH 300028 on Burwood Road.
 - d) Stage 4 – That the gravity reticulation network shall be extended through stage 5 to connect into the new central wastewater pumpstation.
 - e) Stage 5 – That a new gravity reticulation network be constructed to service this stage.
 - f) Stage 6 – That the new gravity reticulation network shall connect into the Stage 5 network downstream.
 - g) Stage 7 – That a new northern wastewater pumpstation shall be constructed within Stage 8, that will service Stages 7 and 8.

- h) That a new wastewater gravity network shall be constructed through Stage 7 and then extended through Stage 8.
- i) That the wastewater from the northern wastewater pumpstation shall be pumped to the Stage 5 upstream manhole in Road 1, as shown on plan (insert MAVEN plan ref).
- j) Stage 8 – The new gravity reticulation network through Stage 8 shall direct wastewater to the northern wastewater pumpstation detailed in stage 7 above as shown on plan (insert MAVEN plan ref).

1.2.3 Waste Water Pump Station

- (17) That the proposed pump station be provided with emergency storage tanks to store wastewater in the event of pump failure. A minimum 9-hour emergency storage based on average daily flow shall be provided prior to emergency overflow occurring in accordance with RITS. This equates to a total volume of 74m³ which will be stored across the wet well, additional ancillary storage chambers, and pipelines including the upstream network. The ancillary storage chambers shall be connected to the collection manhole via pipes which will be laid at a gradient of 1% towards the manhole to allow self draining.
- a) **Wash Water** - The proposed pump station will be provided with a DN50 PE rider main from the proposed 63mm OD water main in the proposed adjacent road (Road 14). They will provide the water supply required for wash down purpose for the pump station.
 - b) **Power** - A reticulated power network will be designed and installed in the proposed adjacent road (Road 14) to provide a point of connection for power for the proposed pump station.
 - c) **Stormwater / Overland Flow** - The proposed pump station will be elevated from the ground and situated away from the overland flow paths and flood plain.
 - d) **Electrical and Telemetry** - The electrical and telemetry requirements for the proposed pump station shall be confirmed with MPDC's Team Leader – Consents Engineer. The alarm and operational data control system will be installed by the developer, or by MPDC at the developer's cost.

1.2.4 Water

- (18) All water services shall comply with the RITS 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).
- (19) That the implemented reticulation network consists of DN250 PE and DN125 PE mains servicing the 20m wide main spine road (Road 1) with sluice valves and hydrants located at appropriate locations throughout. That DN63 PE and DN125 PE mains be installed to supply the balance of roads (Road 2 to 16).
- (20) That the following water parameters be implemented and demonstrated in accordance with condition (8) above:
- a) Stage 1 – that the existing municipal water supply network will be extended from the end of Peakedale Drive into Stage 1. A new connection to the 200mm PVC line shall be installed,

where the existing valve 20230417141330 to provide the main pressure for the Stage 1 water supply network.

- b) Stage 2 – that the water supply network shall be extended from Stage 1 into Stage 2 as shown on plan (insert MAVEN plan ref).
- c) Stage 3 - That the water supply network shall be extended from Stage 2 into Stage 3 and a booster pump station shall be installed on Lot 4002 within Stage 1 area as shown on plan (insert MAVEN plan ref).
- d) Stage 4 – That the water supply network shall be extended from Stages 2 and 3 into Stage 4 as shown on plan (insert MAVEN plan ref).
- e) Stage 5 – That the water supply network shall be extended from Stage 4 into Stage 5 as shown on plan (insert MAVEN plan ref).
- f) Stage 6 - The water supply network shall be extended from Stage 5 into Stage 6 as shown on plan (insert MAVEN plan ref).
- g) Stage 7 - The water supply network shall be extended from stage 5 into stage 7 as shown on plan (insert MAVEN plan ref).
- h) Stage 8 - The water supply network shall be extended from stage 7 through to the end of the spine road as shown on plan (insert MAVEN plan ref).

1.2.5 Firefighting Supply

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

- 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.

1.2.6 Infrastructure Staging and ITA Requirements

(22) Development shall proceed in accordance with the staging requirements set out in the following table, which identifies the road network that must be delivered or made operational at each stage of development and specifies whether an Integrated Transport Assessment (ITA) is required prior to commencing that stage. No development within a given stage may commence until all roading and assessment requirements for that stage (with the exclusion of the roading requirements for Stage 1 which shall be implemented prior to occupation of that stage as noted below), as listed in the following table, have been satisfied to the approval of MPDC’s Assets and Projects Manager.

Stage	Required Infrastructure	ITA Required
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Stage 1 (68 lots)	<p>Continuous footpath network to Station Road (via Jellicoe Road) must be implemented prior to occupation of any Units.</p> <p>Provision of pram crossing and footpath connections from existing Jellicoe Road footpath to existing Hampton Terrace footpath must be implemented prior to occupation of any Units.</p>	No
Stage 2 (145 lots)	As for Stage 1.	No
Stage 3 (217 lots)	<p>As for Stage 2 plus:</p> <ul style="list-style-type: none"> All construction traffic to travel via a temporary access route from Station Road or construction of a new road connection from Firth Street. Mitigation within the existing residential areas surrounding Ashbourne as identified in ITA. 	Yes
Stage 4 (277 lots plus commercial development)	<p>As for Stage 3 plus:</p> <p>A formed connection to Station Road (including a right turn bay) must be completed by the earlier of:</p> <ul style="list-style-type: none"> the first 400 residential lots 1,850m² of commercial activities have been delivered <p>unless:</p> <ul style="list-style-type: none"> A structured road connection to Fifth Street has been completed., <p>Should a formed connection to Station Road be provided then the following will also be required:</p> <ul style="list-style-type: none"> Urbanisation of Station Road (southern side eastwards from Road 1 intersection to the existing urban edge). Construction of a 3m wide sealed share path on Station Road between Smith Street and Road 1. Pedestrian refuge island on Station Road at the Smith Street/Station Road intersection (located between Sheffield and Smith Streets). Mitigation identified within the existing residential areas surrounding Ashbourne as identified in the ITA. 	Yes
Stage 5 (337 lots)	As per Stage 4	Yes
Stage 6 (389 lots)	As per Stage 5.	No
Stage 7 (451 lots)	As per Stage 6.	No
Stage 8 (518 lots)	<p>As per Stage 7 plus the following works, unless they have been completed as part of an earlier stage:</p> <ul style="list-style-type: none"> Construction of Road 1 to Station Road including a right-turn bay on Station Road. - Urbanisation of Station Road (southern side eastwards from Road 1 intersection to existing urban edge) Construction of a 3m wide sealed shared path on Station Road between Smith Street and Road 1 	No

	<ul style="list-style-type: none"> • Pedestrian refuge island on Station Road at the Smith Street/Station Road intersection (located between Sheffield and Smith Streets). 	
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- (23) Where required by this condition, each Stage of the development shall include an ITA.
- (24) All ITAs shall identify and evaluate the effects of all cumulative development in the development area on the surrounding transport network.
- (25) All ITA shall identify, evaluate the effects and where necessary propose mitigation (such as traffic calming, pedestrian crossing improvements, no-stopping restrictions, changes to intersection form/ priority, pavements, parking provisions, etc.) for cumulative effects on the following routes and intersections:
 - a. SH27/ Station Road
 - b. SH27/ Jellicoe Road
 - c. Station Road/ Hampton Tce
 - d. Jellicoe Road/ Hampton Tce
 - e. Archford St/ Hampton Tce
 - f. Archford St/ Peakedale Drive
 - g. Station Road/ Smith Street
 - h. Station Road

1.3 Building Typologies & Development Controls

1.3.1 General Accordance

- (26) That the development of buildings shall generally comply with the typology plans and drawings referenced in Schedule 1.
- (27) That in the context of Condition (26) of this Consent, “generally comply” allows a variance of built form and design that shall not exceed the development controls set out in Condition (29) below (noting that controls have a minimum or maximum provided for).

***Advice Note:** The approach taken under Condition (27) 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. Development that fails to comply with the development controls of this resource consent shall be subject to approval of a resource consent (s88 RMA) or approval of a change of the conditions of this resource consent (s127 RMA).*
- (28) That development on Residential Lots, the owners of which do not seek to utilise an approved typology design referenced in Condition (26), must comply with the Development Controls in Condition (29) and shall be certified by the Ashbourne Design Review Panel. A copy of the certification shall be provided to MPDC’s Planning Manager within ten (10) working days of certification, and prior to application for building consent.

1.3.2 Development Controls

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

Control	Lots less than 450m ²	Lots 450m ² and larger
Density	Maximum one dwelling per lot	
Site Coverage (maximum)	55% of net site area	45% of net site area
Front Yard Setback (for main dwelling)	Minimum 3m	Minimum 5m (on a corner site, one front yard may be reduced to 3.0m)
Garage Door Setback	<p>Minimum 0.5m from front building line of dwelling. This control does not apply to the secondary frontage of a corner lot.</p> <p>The width of a garage door shall 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.</p>	
All Other Setbacks (minimum)	<p>1.5m (except for Lots 38-45, 47-51, 90-97, 166-180, 378-388, 390-403, 420, 428, 429, and 474-488 which require a <i>rear</i> setback of 5m).</p> <p>For Lots 138-145, 211-224, 227-250 and 282-300, one side boundary setback may be reduced to 0m, provided that:</p> <ul style="list-style-type: none"> • A duplex typology is achieved 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. <p>This control enables a duplex form for Lots 138-145, 211-224, 227-250, and 282-300. For the purposes of this guideline, a duplex means two residential dwellings attached via a shared wall, including where the connection occurs through an attached garage.</p>	
Height (maximum)	<p>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.</p> <p>Except for Lots 38 - 45, 47 - 51, 90 - 97 and 166 - 180 which are limited to maximum of 6m / single storey.</p>	
Height in relation to boundary	3m + 45°. This does not apply to road frontage and side boundaries where there is a common wall between two buildings on adjacent lots	

Permeable coverage (minimum)	20% of net site area	
Permeable coverage – Front Setback	At least 50% of the area of the front yard setback shall be permeable surface	
Rear Setback - Landscaping Buffer (minimum)	For Lots 38 - 45, 47 - 51, 90 - 97, 132-137, 166 - 180, 268-281, 419 - 420, 428-429, and 474-492, a minimum 2m deep landscaping strip must be provided along all external site boundaries. For Lots 378-388, 390 - 403 a minimum 3m deep landscaping strip must be provided along all external site boundaries.	
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
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	<ul style="list-style-type: none"> • Maximum height of a fence along the street boundary is 0.9m with a minimum 50% visual permeability, except: <ul style="list-style-type: none"> ○ 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. 	

1.3.3 Building Line Restriction

(30) That a Building Line Restriction of 5m shall be imposed on proposed Lots 38-45, 47-51, 90-97, 166-180, 378-388, 390-403, 420, 428, 429, and 474-488 as a rear boundary control for Buildings. The rear boundary and BLR is depicted on the [reference to boundary treatment plan by B&A] The purpose of the BLR is to control the degree of built form that adjoins the respective adjoining boundaries. For the purposes of this condition, the BLR applies to all buildings intended for occupation and includes garages but does not include pergolas or garden sheds not exceeding 2m in height.

1.3.4 Vehicle Crossings

(31) 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.

1.3.5 Retaining Walls/Fencing

(32) That retaining walls shall 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.

(33) That retaining walls shall not be located within:

- (a) easement or easement in gross areas, unless those easements relate to the retaining wall; or:
- (b) Zones of Influence from stormwater or wastewater pipes.

(34) Where retaining walls adjoin roads and public reserves, the entire wall structure including footings shall be placed outside the road/ reserve boundaries.

1.3.6 Landscaping

(35) That prior to occupation of any dwellings, the public roads for each Stage or Sub-Stage shall be landscaped and thereafter maintained in general accordance with the drawings as set out in Greenwoods (XXX ref) Schedule 1.

(36) That the landscaping proposed for the Open Space and the implementation timeline be detailed in a draft landscaping plan for certification by MPDC's Planning Manager prior to installation.

(37) That the planting be implemented in the first planting season following development commencement for the land use activities on Lot 1002.

(38) That a 'Planting and Establishment Plan' ('PEP') must be submitted to MPDC's Planning Manager for approval at least twenty (20) working days prior to the establishment of planting of buffer planting as required by Condition (XX). Planting is to occur during the first planting season (April – September) following the completion of each earthworks stage as per the Maven Drawing C200 referenced in Schedule 1. The objective of the PEP is to set out how planting will buffer and soften the edge of the development on the existing environment. The PEP shall include but not be limited to:

- a) Scope of works overview
- b) Plant installation requirements
- c) Site preparation and plant supply standards
- d) Transport, handling and protection of plants
- e) Planting procedures for trees, shrubs, groundcovers and wetland species
- f) Mulching requirements and application standards
- g) Two-year plant establishment period and responsibilities
- h) Watering, pest and disease management, and litter removal
- i) Pruning expectations and damage/vandalism response
- j) Detailed planting diagrams and construction details
- k) Weed management strategy, including control methods and release spraying
- l) Manual weed control requirements and maintenance visit expectations

(39) The PEP shall be implemented in accordance with the Greenwoods Buffer Plan referenced in Schedule 1 with a width no smaller than 3m on the eastern and southern boundary of Highgrove, no smaller than 2m on the eastern and southern boundaries of Eldonwood, and no smaller than 2m on the boundary of Lot 3 DP 463448. The establishment and

maintenance period shall be two years from the date of planting following the respective earthworks stages.

Advice Note: *The PEP is not intended to incorporate planting beyond the “Buffer Area” as per the Greenwoods Plan as this planting is specifically designed to act as mitigation to the existing environment. The remainder of the planting within the subject site is to be established in accordance with the approved land use consent drawings.*

1.3.7 Land Use Activities on Lot 1002

- (40) All buildings and activities on proposed lot 1002 (comprising 7,670m2 Net developable area) must generally comply with the relevant drawings and reports as detailed in **Schedule 1**. The bulk and location of the land use activities listed below within Lot 1002 shall generally conform with the scale height and materials as demonstrated in the drawing set provided by Awa Architects (insert ref).
- (41) The commercial activities consented to establish within Lot 1002 shall be in accordance with Awa Plan set TP-103 R1 and include the provision of Childcare and Cafe facilities adjacent to the east of the proposed Open Space to vest in MPDC.
- (42) Buildings shown on proposed Lot 1002 that do not specify a commercial use (Buildings A - D) may be used as medical facilities, offices, commercial services, veterinary services, retailing, and/or service stations.
- (43) That a Superette establish in the location shown on Awa Plan set TP-103 R1
- (44) That the vehicle access, pedestrian connectivity, and parking layout on Lot 1002 be in general accordance with the locations shown on approved plans Awa Plan set TP-103 R1.

1.4 Management Plans

- (45) The Consent Holder shall submit the following management plans to MPDC’s Team Leader – Consents Engineer for approval in a technical certifying capacity. The Consent Holder shall prepare the management plans in accordance with the requirements of the relevant conditions and in general accordance with the draft management plans provided within Schedule 1, attached to this consent.

Table 1: Management Plans

Management Plan	Regulatory Authority	Condition Reference	Documents to Council for Certification – Minimum Timeframe
Construction Management Plan	MPDC	51	20 wd. prior to construction
Construction Traffic Management Plan	MPDC	52	20 wd. prior to construction
Construction Noise and Vibration Management Plan	MPDC	53	20 wd. prior to construction

Earthworks Management Plan	MPDC	54	20 wd. prior to construction
Stormwater Management Plan	MPDC	62	20 wd. Prior to submission of EPA for the first stage of development
Stormwater Operation and Maintenance Plan	MPDC	63	20 wd. Following completion of each stage

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

(47) The Consent Holder shall submit the above management plans to MPDC in accordance with the timeframe specified in Condition (49).

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

1.4.1 Amendments to Management Plans

(49) The Consent Holder may make amendments to the above Management Plans at any time subject to the certification of MPDC’s Team Leader – Consents Engineer. Any such amendment shall be consistent with the objectives and performance requirements of the operative Matamata Piako District Plan and relevant consent conditions.

1.4.2 Implementation and Compliance

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

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

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

- a. Stormwater Operation and Maintenance Plan

1.4.3 Construction Management Plans

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

- a. The staging of works planned and the description of works including site plans;
- b. Identification of the key personnel and contact person(s);

- c. Detailed management procedures for fill placement, treatment, and/or stockpiling;
- d. Dust control plan;
- e. Machinery to be used on site;
- f. Noise and vibration management;
- g. Communication Plan;
- h. Clarification of the number of persons to be engaged in site works;
- i. Health and safety plan; and
- j. Hours of work.

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

- a. Objectives and purpose of the CTMP;
- b. Description of construction staging and proposed activities;
- c. Hours of work, including consideration of the site's proximity to several schools;
- d. Points of site access;
- e. Contact details for public;
- f. Expected number of vehicle movements, particularly heavy vehicle numbers during the construction phases, including consideration of adjacent construction sites;
- g. Any temporary traffic management proposed; and
- h. Measures to prevent tracking of dust and debris onto public roads, e.g. wheel wash.

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

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

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

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

1.4.4 Stormwater Management Plans

(56) In accordance with the timeframes set out in Table 1, the Consent Holder shall submit a Stormwater Management Plan (SMP) to MPDC's Team Leader – Consents Engineer for certification. The objective of the SMP is to demonstrate that the proposed stormwater management is the best practicable option, taking into consideration the existing site features. The SMP must include but not be limited to the following information, in accordance with the Joint Witness Statement dated 16/12/2025:

- a. An assessment of the Best Practical Option (BPO) approach adopted, accounting for elevated groundwater across the stormwater system, including Basin B
- b. Confirmation of attenuation requirements for the 2-, 10-, and 100-year ARI events (including extended detention, retention of initial abstraction volume, and water quality treatment), and include details on the optimisation of infrastructure sizing
- c. Demonstrate no adverse downstream flood or erosion effects for all relevant design events
- d. Provide detailed Greenway outlet design that manages energy dissipation and geotechnical constraints that are both constructable and empathetic to the landscape
- e. Assessment and management of effects of all discharges to receiving drains and open water bodies (including flood depth and duration, scour, and erosion effects)
- f. A flood risk assessment including a model build report.

(57) An Operation and Maintenance Plan (OMM) must be provided to MPDC's Team Leader – Consents Engineer to address all public and private stormwater management systems within twenty (20) working days of completion of any stage of construction. The OMM must set out how the stormwater management system is to be operated and maintained to ensure that adverse environmental effects are minimised and include input from a hydrogeologist. The OMM must include:

- a. details of who will hold responsibility for long-term maintenance of the stormwater management system and the organisational structure which will support this process;
- b. a programme for regular maintenance and inspection of the stormwater management system;
- c. a programme for the collection and disposal of debris and sediment collected by the stormwater management devices;

- d. a programme for post storm inspection and maintenance;
- e. a programme for inspection and maintenance of the outfall;
- f. general inspection checklists for all aspects of the stormwater management system, including visual checks; and
- g. a programme for inspection and maintenance of any vegetation associated with the stormwater management devices.

1.4.5 Parking Management Plan – Commercial Node

(58) Prior to operation of the commercial node, the Consent Holder shall submit a Parking Management Plan (PMP) to MPDC's Planning Manager for certification.

(59) The PMP shall describe how parking will be managed across the shared parking area of Lot 1002 and shall include, at a minimum:

- a. Allocating specific spaces for childcare centre use at peak pick-up / drop-off times (spaces closest to the childcare centre).
- b. Using time limits on parking to discourage longer-term parking near the childcare centre. Dedicated staff parking away from the childcare centre, leaving the closest spaces available for parents.
- c. Requiring rubbish collection to take place outside of peak hours to reduce the risk of heavy vehicles manoeuvring at the same time as children.
- d. Clearly delineated pedestrian paths and signage to emphasise user priority and reduce the risk of pedestrians crossing in other locations.
- e. Clear signage that warns drivers of the presence of children.
- f. Traffic calming to maintain a low speed environment.
- g. Maintaining good visibility at the vehicle crossing and within the carpark by keeping any planting low (<1.1m in height).

(60) The development shall operate in accordance with the certified Parking Management Plan at all times.

1.5 Engineering Design and Approval – Applicable to All Stages/Sub-Stages

(61) That, prior to any design and development of engineering works associated with this resource consent, a written statement shall be provided to MPDC's Team Leader – Consents Engineer appointing a representative experienced in design and development. All discussions and correspondence relating to design and development matters shall be undertaken with MPDC staff only through this representative.

(62) That the Consent Holder shall be responsible for the design, structural integrity, stability, and maintenance of earthworks and construction works and for any erosion and sediment control works that are necessary to preserve the integrity and stability of the site and/or to control erosion/sedimentation as a result of the exercise of this resource consent.

- (63) That prior to any development the Consent Holder's Design Engineers shall provide MPDC's Team Leader – Consents Engineer with Design Confirmation for all civil infrastructure on the RITS template covering all assets to be vested in MPDC.
- (64) That prior to commencing any construction of earthworks and/or civil infrastructure works for any Stage or Sub-Stage of the development, the Consent Holder shall submit EPA to MPDC's Team Leader – Consents Engineer. Engineering details and drawings shall be prepared by a Suitably Qualified and Experience Person, and shall include, but not be limited to, the following information:
- a. Earthworks, erosion and sediment control plans and details;
 - b. Details of the removal of any redundant buildings, structures and services in accordance with the Removal Plan (MAVEN Ref: XXX);
 - c. Proposed road network, vehicle crossings, pavement formation, accessways and roads (including JOALs) and external roadworks (see Condition xx) including provisions for temporary turning heads where roads terminate;
 - d. Provision of a 2.5m shared path within the berm of Road 1, with a 1.5m pedestrian path provided on the opposite berm of Road 1; and
 - e. Proposed water, wastewater and stormwater connections/systems (see Conditions xx) and all relevant information including but not limited to long sections, cross sections, design specifications, calculations, and design certificates. The design plan shall show the location of the proposed wastewater, stormwater and water termination. The water main shall have a flushing valve or fire hydrant at the termination point, the wastewater main shall have a manhole at the termination point and the stormwater main shall have a manhole at the termination point.
 - f. Proposed electricity and telecommunications reticulation and connections.

If required, the Consent Holder shall supply MPDC's Team Leader – Consents Engineer with certification that the waters infrastructure as detailed on the engineering plans has been approved by Waikato Waters Limited.

- (65) The Consent Holder shall engage a SQEP to carry out an earthquake fault hazard study. The results of this study shall be submitted to MPDC Team Leader – Engineering for review, prior to submission of EPA, including a table that identifies how any recommendations have been addressed, including where no changes have been made and the supporting rationale. The Consent Holder shall incorporate into the final detailed design any reasonably practicable recommendations identified that are agreed in writing by MPDC as necessary to address fault hazard risk.
- (66) Prior to submission of EPA, the Consent Holder shall engage a hydrologist to prepare a groundwater level synthetic hydrograph using WRC data and relating it back to the site, and a peak recharge analysis using the Rushton method to inform the detailed design. This shall be submitted alongside the EPA for MPDC's Team Leader – Consents Engineer review.

1.5.1 Safe System Audit

- (67) The Consent Holder shall carry out Safe System Audits in accordance with the procedures set out in the "Waka Kotahi NZ Transport Agency Safe System Audit Guidelines (October

2022)". A copy of the completed Safe System Audit shall be provided to MPDC's Team Leader – Consents Engineer (as the Road Controlling Authority) together with the detailed engineering design drawings. The Audit shall include a response table that identifies how each audit recommendation has been addressed, including where no change is proposed and the supporting rationale.

(68) The Consent Holder shall incorporate into the final detailed design any reasonably practicable safety improvements identified through the Audit that are agreed in writing by the MPDC's Team Leader – Consents Engineer as necessary to address material road safety risks.

1.6 Civil Construction Conditions

1.6.1 General

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

- a. The name and contact details of the contractor;
- b. The planned date, staging, and duration of construction.

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

- a. Is located on the subject site;
- b. Is scheduled not less than five (5) working days prior to the commencement of activities; and
- c. Includes:
 - i. MPDC Monitoring Officer(s), or delegated representatives; and
 - ii. Representatives of the contractors who will undertake operations on site.

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

- a. Attend the pre-start meeting;
- b. Provide a karakia prior to the commencement of site works;
- c. Undertake a cultural induction for key site personnel; and
- d. Determine and conclude site monitoring terms and conditions during construction.

1.6.2 Earthworks

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

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

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

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

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

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

(77) That the earthworks shall be completed in general accordance with the most recently approved earthworks plans. The completion shall be overseen with progress reports provided to MPDC's Team Leader – Consents Engineer upon request, by a Chartered Professional Engineer experienced in Geotechnical (Soils) and Civil Engineering with Professional Indemnity Insurance.

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

(78) That the site, or parts thereof as appropriate, including any stockpiles, shall be re-grassed or otherwise protected from wind and water erosion within five (5) working days of completion of each earthworks stage.

(79) That as a result of the subdivision earthworks and civil infrastructure works, no burning of vegetation or demolition materials; or disposal by burying on site shall be carried out. All vegetation and demolition materials are to be disposed of in accordance with the following options:

- a. Trucked offsite to an approved disposal facility;
- b. Chipped on site and trucked offsite to an approved disposal facility;
- c. Chipped onsite and spread onsite in undeveloped pasture; or:
- d. Chipped onsite and reused onsite as mulch.

1.6.3 Groundwater

(80) At least twenty (20) working days prior to the commencement of earthworks, the Consent Holder shall construct and install five additional groundwater level monitoring sites

equipped with datalogger pressure sensors on site as shown in Figure 1, including two nested piezometers in the deepest part of the basin.

1.6.4 Retention of Trees

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

1.6.5 Noise and Vibration

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

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

(83) Construction work and heavy vehicle movements on the site must only take place between the hours of 0700 - 1900, Monday to Saturday. No noisy works will be undertaken on Sundays or public holidays. This condition does not preclude quiet works from taking place outside of standard construction hours, providing they are generally inaudible at the neighbouring sites

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

- a. An overview of the construction works including the duration of the project and the working hours on site.
- b. A contact name and phone number to advise of any sensitive times for high noise levels and for any questions or complaints regarding noise and vibration throughout the project.
- c. The approximate dates and duration of the noisiest activities on site.

(85) The operation of chainsaws or stump grinders within 50m of the façade of an occupied dwelling and wood chipping within 70m of the façade of an occupied dwelling must only take place between 08:30 and 17:00, Monday to Saturday. All other construction work must only take place between the hours of 07:00 to 19:00, Monday to Saturday.

(86) Before earthworks, civil works or tree works begin at any point within 25 m of the façade of an occupied dwelling, temporary acoustic barriers must be constructed on or within the site boundary to block line of sight from the area of the works to the façade of the dwelling. The barriers will be no less than 2.4 m in height and must remain in place until these works are outside of the 25 m setback distance. Temporary barriers are not required

where the CNVMP demonstrates that compliance with the noise limits in this consent can be achieved by other methods.

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

1.6.6 Dust

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

1.6.7 Accidental Discovery

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

- a. Cease works immediately in all parts of the project site affected by the discovery;
- b. Advise Ngāti Hinetangi, Raukawa, Ngāti Hauā, Waikato – Tainu, and MPDC's Monitoring Officer within one (1) day of the discovery;
- c. Arrange for a SQEP archaeologist to attend site to confirm if the material is archaeological in nature or involves kōiwi;
- d. Contact the NZ Police, Coroner and Heritage New Zealand as appropriate;
- e. Undertake specific preservation measures to address any discovery that includes water-logged or wet archaeological materials; and
- f. Not recommence works in the parts of the project site affected by the discovery until all necessary statutory authorisations or consents have been obtained.

1.6.8 Complaints

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

- a. Date, time and type of complaint, including details of the incident, e.g. duration, any effects noted;
- b. Name, address and contact phone number of the complainant (if provided);
- c. Location from which the complaint arose;
- d. The weather conditions and wind direction at the time of any dust or noise complaint;
- e. The likely cause of the complaint;
- f. The response made by the Consent Holder including any corrective action undertaken by the Consent Holder in response to the complaint; and
- g. Future actions proposed as a result of the complaint so as to avoid recurrence.

(91) The Consent Holder shall notify MPDC's Monitoring Officer (or nominee) of any complaint received that relates to the activities authorised by this resource consent as soon as reasonably practicable and no longer than five (5) working days after receiving the complaint.

(92) The Consent Holder shall respond to any complainant as soon as is reasonably practicable and, within five (5) working days, advise MPDC's Monitoring Officer 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.

1.7 Post-Construction Conditions

1.7.1 Geotechnical Supervision and Certification

(93) Certification from a suitably qualified engineering professional responsible for supervising the works must be provided to MPDC's Team Leader – Consents Engineer, confirming that the works have been completed in general accordance with the Geotechnical Investigation Report prepared by CMW Geosciences and referenced in **Schedule 1**, within twenty (20) working days following completion of each stage.

1.7.2 Geotechnical Completion Report

(94) At the completion of each stage of earthworks, a Geotechnical Completion Report (GCR) prepared by a suitably qualified engineering professional must be provided to MPDC's Team Leader – Consents Engineer to confirm the suitability of the site for the intended development. The GCR must include (but not be limited to):

- a. Earthworks operations (e.g. excavations, filling works, replacement of unsuitable materials, etc.);
- b. Retaining wall and reinforced earth slope construction;
- c. Settlement monitoring;
- d. Testing; and
- e. Inspections.

The GCR must also provide 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 MPDC's Team Leader – Consents Engineer.

1.7.3 Safe System Audit

(95) The Consent Holder shall undertake a Safe System Audit in accordance with the procedures set out in the "Waka Kotahi NZ Transport Agency Safe System Audit Guidelines (October 2022)". A copy of the completed Post Construction Safety Audit shall be provided to MPDC's Team Leader – Consents Engineer (as Road Controlling Authority). The Audit shall include a response table identifying the Consent Holder's proposed actions for each finding, including where no action is proposed and the rationale for this.

(96) The Consent Holder shall implement any reasonably practicable safety improvements identified through the Audit that are agreed by MPDC's Team Leader – Consents Engineer

as necessary to address material road safety risks. Any agreed improvements shall be completed within timeframes mutually agreed between the Consent Holder and MPDC.

1.7.4 Financial and development contributions

(97) Prior to the occupation of any buildings within any Stage or Sub-Stage the Consent Holder shall pay MPDC in full, in cleared and available funds, the development and financial contributions agreed under the Private Developer Agreement, applicable to the number of additional Household Equivalent Units being created in the relevant stage.

1.7.5 Advisory Notes

- a) The application included a residential design guide. The design guide is not approved as a part of this consent decision and has been prepared and reviewed by qualified urban designers. The design guide is to be implemented privately by the developer/consent holder.