







RESOURCE CONSENT

OLIVE PL

LOT 13
DP 562902

LOT 14
DP 562902

- ALL WORKS TO BE IN ACCORDANCE WITH THE REGIONAL INFRASTRUCTURE TECHNICAL SPECIFICATIONS 2018 AND SUBSEQUENT UPDATES.
- CO-ORDINATES IN TERMS OF NZ GEODETIC DATUM MT EDEN 2000.
- LEVELS IN TERMS OF THE NEW ZEALAND VERTICAL DATUM 2016.
- BENCHMARK: ITI DPS 29877 RL: 65.51.
- BOUNDARIES ARE SUBJECT TO FINAL SURVEY.
- THE EXISTING CONTOURS ARE AT 0.5M CONTOUR INTERVALS.
- EXISTING SERVICES SHOWN ARE FROM B4UDIG AND ARE INDICATIVE ONLY. CONTRACTOR TO LOCATE THE EXISTING SERVICES PRIOR TO CONSTRUCTION.

LEGEND

	FAST TRACK APP	TCH	04/2025
ev	Description	By	Date
Survey	By	Date	
esign	MAVEN	03/2024	
rawn	TCH	11/2024	
checked	DJM	11/2024	

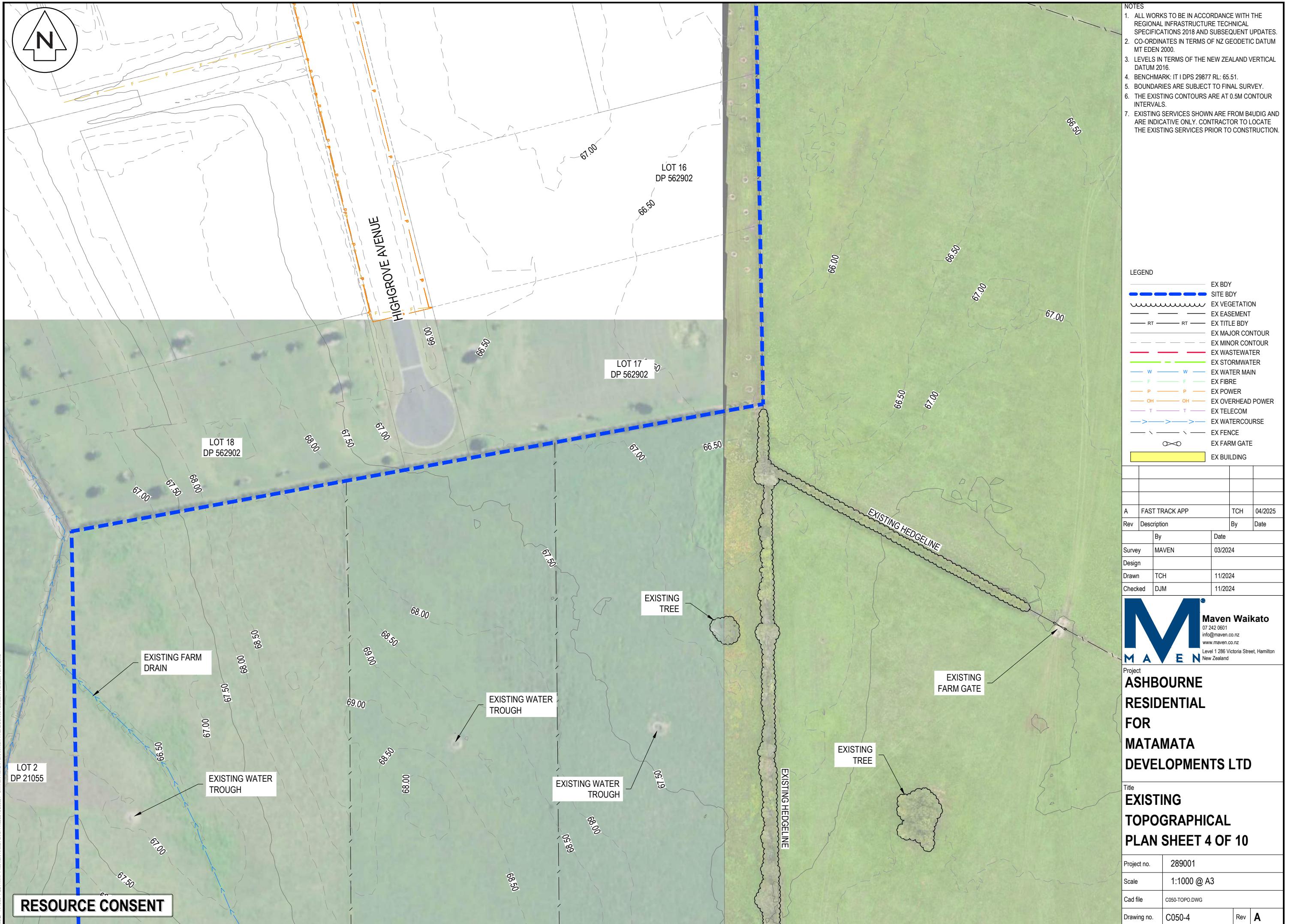


project
ASHBOURNE
RESIDENTIAL
FOR
MATAMATA
DEVELOPMENTS LTD

title
**EXISTING
TOPOGRAPHICAL
PLAN SHEET 2 OF 10**

project no.	289001		
scale	1:1000 @ A3		
cad file	C050-TOPO.DWG		
rawing no.	C050-2	Rev	A

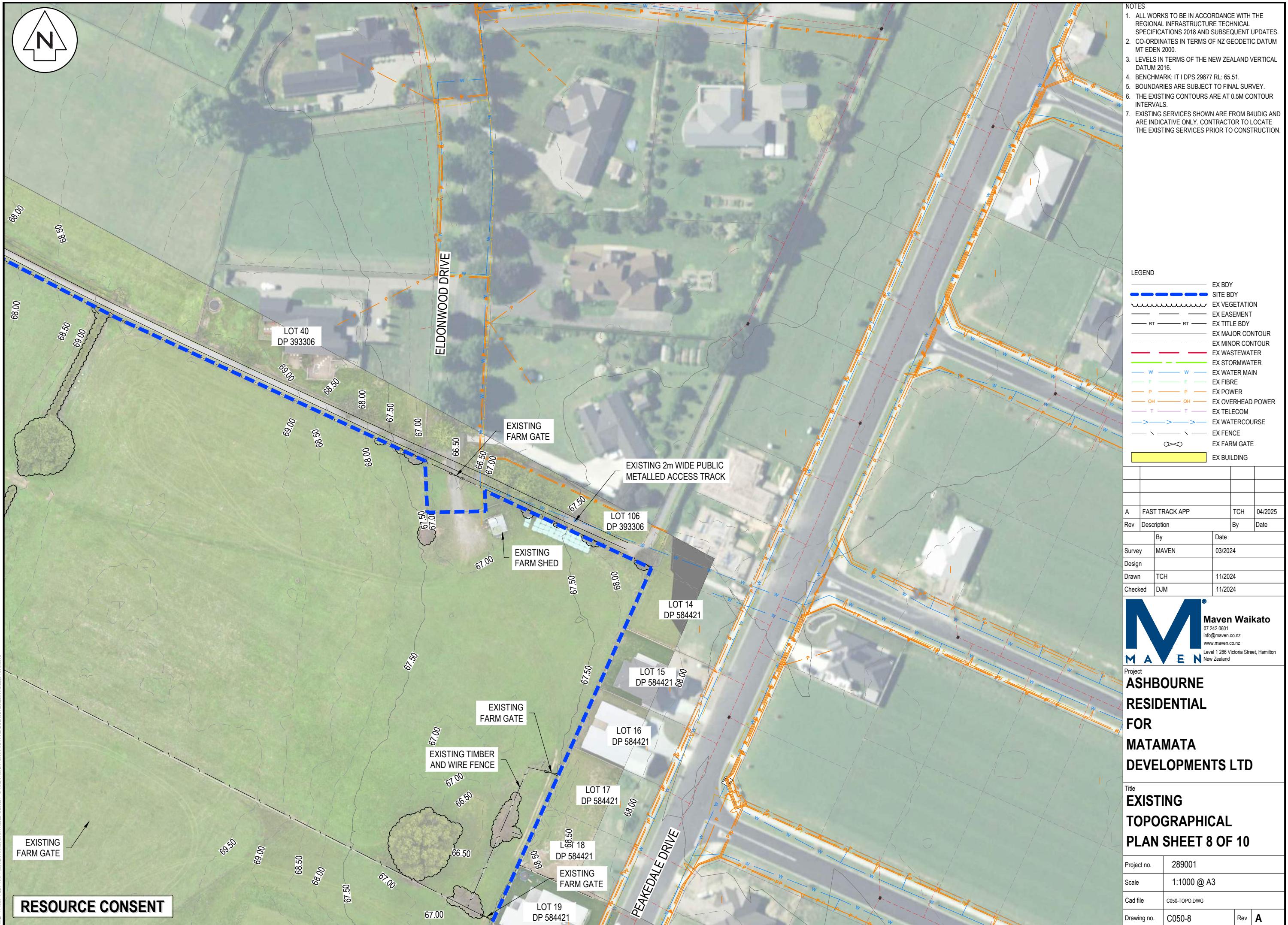
























RESOURCE CONSENT

13/13/25 FILE PATH: F:\MAYEN HAMILTON PROJECTS\289001 - STATION ROAD\77 DRAWING111 ASHROURNE RESIDENTIAL 1060-FX FEATURES AND REMOVAL PLAN DWG

**EXISTING METALLED FARM TRACK
WITHIN THE SITE ONLY TO BE REMOVED**

EXISTING FARM GATE TO BE REMOVED

**EXISTING FARM
STOCKYARD TO
BE REMOVED**

**EXISTING FARM GATES
TO BE REMOVED**

**EXISTING WATER
TROUGH TO BE REMOVED**

**EXISTING HEDGES
TO BE TRIMMED BACK
TO THE BOUNDARY**

LOT 28
DP 386534

LOT 18
DP 38653

1
DR

LOT 24
DP 386534

LOT 26
DP 386534

NOTE

ALL WORKS TO BE IN ACCORDANCE WITH THE REGIONAL INFRASTRUCTURE TECHNICAL SPECIFICATIONS 2018 AND SUBSEQUENT UPDATES. ALL WORKS TO BE IN ACCORDANCE WITH THE WAIAKATO REGIONAL COUNCIL EROSION AND SEDIMENT CONTROL GUIDELINES FOR SOIL DISTURBING ACTIVITIES 2009 AND SUBSEQUENT UPDATES. COORDINATES ARE IN TERMS OF MT EDEN 2000IRCUT. ELEVELS IN TERMS OF THE NEW ZEALAND VERTICAL ATUM 2016. ENCHMARK: IT I DPS 29877 RL: 65.51. SOURCED FROM THE LINZ GEODETIC DATABASE. BOUNDARIES ARE SUBJECT TO FINAL SURVEY. WORKS NEAR OR UNDER OVERHEAD POWER SHALL BE UNDERTAKEN IN ACCORDANCE WITH NZECP 34. ENCES, FARM GATES, FARM TRACKS, BUILDINGS, FARMING STRUCTURES WITHIN THE SITE ARE TO BE EMMOVED. EXISTING SERVICES SHOWN ARE FROM B4UDIG AND ARE INDICATIVE ONLY. CONTRACTOR TO LOCATE THE EXISTING SERVICES PRIOR TO CONSTRUCTION. CONTRACTOR TO REINSTATE EXISTING INFRASTRUCTURE THAT WAS DAMAGED DURING THE WORKS AT THEIR OWN COST. EGETATION REMOVAL AREA IS INDICATIVE ONLY.

LEGEND

A	FAST TRACK APP	TCH	04/2025
Rev	Description	By	Date
	By	Date	
Survey	MAVEN	03/2024	
Design	TCH	11/2024	
Drawn	TCH	11/2024	
Checked	DJM	11/2024	



Maven Waikato
07 242 0601
info.maven.co.nz
www.maven.co.nz
Level 1 286 Victoria Street, Hamilton

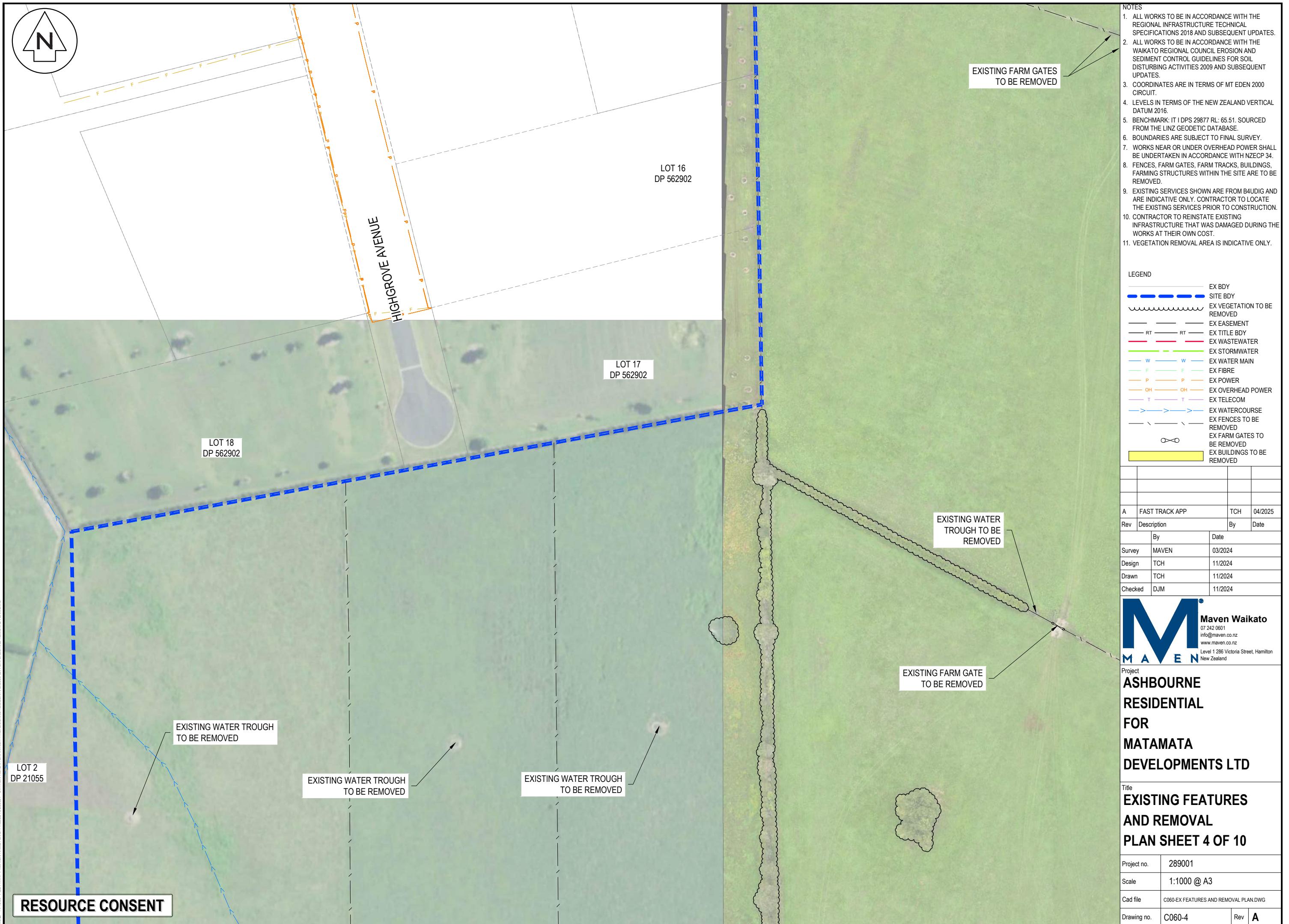
Project
**ASHBOURNE
RESIDENTIAL
FOR
MATAMATA
DEVELOPMENTS LTD**

Title

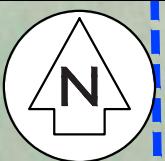
EXISTING FEATURES AND REMOVAL

PLAN SHEET 3 OF 10

Project no.	289001
Scale	1:1000 @ A3
Cad file	C060-EX FEATURES AND REMOVAL PLAN.DWG
Drawing no.	C060-3







PROPOSED SOUTHERN
SOLAR FARM

RESOURCE CONSENT

PROJ060-EX FEATURES AND REMOVAL PLAN.DWG

EXISTING WATER
TROUGH TO BE
REMOVED

EXISTING WATER
TROUGH TO BE
REMOVED

EXISTING FARM GATE
TO BE REMOVED

EXISTING WATER
TROUGH TO BE
REMOVED

NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH THE REGIONAL INFRASTRUCTURE TECHNICAL SPECIFICATIONS 2018 AND SUBSEQUENT UPDATES.
2. ALL WORKS TO BE IN ACCORDANCE WITH THE WAIKATO REGIONAL COUNCIL EROSION AND SEDIMENT CONTROL GUIDELINES FOR SOIL DISTURBING ACTIVITIES 2009 AND SUBSEQUENT UPDATES.
3. COORDINATES ARE IN TERMS OF MT EDEN 2000 CIRCUIT.
4. LEVELS IN TERMS OF THE NEW ZEALAND VERTICAL DATUM 2016.
5. BENCHMARK: IT I DPS 29877 RL: 65.51. SOURCED FROM THE LINZ GEODETIC DATABASE.
6. BOUNDARIES ARE SUBJECT TO FINAL SURVEY.
7. WORKS NEAR OR UNDER OVERHEAD POWER SHALL BE UNDERTAKEN IN ACCORDANCE WITH NZCOP 34.
8. FENCES, FARM GATES, FARM TRACKS, BUILDINGS, FARMING STRUCTURES WITHIN THE SITE ARE TO BE REMOVED.
9. EXISTING SERVICES SHOWN ARE FROM BUDIG AND ARE INDICATIVE ONLY. CONTRACTOR TO LOCATE THE EXISTING SERVICES PRIOR TO CONSTRUCTION.
10. CONTRACTOR TO REINSTATE EXISTING INFRASTRUCTURE THAT WAS DAMAGED DURING THE WORKS AT THEIR OWN COST.
11. VEGETATION REMOVAL AREA IS INDICATIVE ONLY.

LEGEND

EX BDY	EX BDY
	SITE BDY
	EX VEGETATION TO BE REMOVED
	EX EASEMENT
	RT
	EX TITLE BDY
	EX WASTEWATER
	EX STORMWATER
	EX WATER MAIN
	EX FIBRE
	EX POWER
	OH
	EX OVERHEAD POWER
	EX TELECOM
	EX WATERCOURSE
	EX FENCES TO BE REMOVED
	EX FARM GATES TO BE REMOVED
	EX BUILDINGS TO BE REMOVED

A FAST TRACK APP TCH 04/2025

Rev Description By Date

	By	Date
Survey	MAVEN	03/2024
Design	TCH	11/2024
Drawn	TCH	11/2024
Checked	DJM	11/2024

Maven Waikato
07 242 0601
info@maven.co.nz
www.maven.co.nz
Level 1 226 Victoria Street, Hamilton
New Zealand

Project
**ASHBOURNE
RESIDENTIAL
FOR
MATAMATA
DEVELOPMENTS LTD**

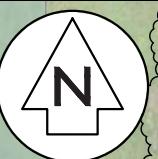
Title
**EXISTING FEATURES
AND REMOVAL
PLAN SHEET 6 OF 10**

Project no.	289001
Scale	1:1000 @ A3
Cad file	C060-EX FEATURES AND REMOVAL PLAN.DWG
Drawing no.	C060-6

Rev A







**EXISTING FARM GATES
TO BE REMOVED**

EXISTING WATER TROUGHS TO BE REMOVED

**EXISTING WATER
TROUGH TO BE
REMOVED**

EXISTING FARM C TO BE REMOVED

EXISTING FARM C TO BE REMOVED

**EXISTING HEDGELIM
TO BE TRIMMED BACK
TO THE BOUNDARY**

EXISTING FARM GA BE REM

EXISTING HEDGES TO BE TRIMMED BACK TO THE BOUNDARY

LOT 3
DP 463448

NOTES

WORKS TO BE IN ACCORDANCE WITH THE
NATIONAL INFRASTRUCTURE TECHNICAL
SPECIFICATIONS 2018 AND SUBSEQUENT UPDATES.
WORKS TO BE IN ACCORDANCE WITH THE
MUNICIPALITY REGIONAL COUNCIL EROSION AND
SLOPE CONTROL GUIDELINES FOR SOIL
WORKING ACTIVITIES 2009 AND SUBSEQUENT
UPDATES.
COORDINATES ARE IN TERMS OF MT EDEN 2000
UTM.
ELEVATIONS ARE IN TERMS OF THE NEW ZEALAND VERTICAL
M 2016.
HARNESS: IT 1 DPS 29877 RL: 65.51. SOURCED
FROM THE LINZ GEODETIC DATABASE.
DIMENSIONS ARE SUBJECT TO FINAL SURVEY.
WORKS NEAR OR UNDER OVERHEAD POWER SHALL
NOT BE TAKEN IN ACCORDANCE WITH NZECP 34.
WORKS, FARM GATES, FARM TRACKS, BUILDINGS,
AND OTHER WORKING STRUCTURES WITHIN THE SITE ARE TO BE
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SERVICES SHOWN ARE FROM B4UDIG AND
ARE INDICATIVE ONLY. CONTRACTOR TO LOCATE
EXISTING SERVICES PRIOR TO CONSTRUCTION.
CONTRACTOR TO REINSTATE EXISTING
STRUCTURE THAT WAS DAMAGED DURING THE
WORKS AT THEIR OWN COST.
SOLVENT REMOVAL AREA IS INDICATIVE ONLY.

LEGEND

EX BDY
SITE BDY
EX VEGETATION TO BE REMOVED
EX EASEMENT
EX TITLE BDY
EX WASTEWATER
EX STORMWATER
EX WATER MAIN
EX FIBRE
EX POWER
EX OVERHEAD POWER
EX TELECOM
EX WATERCOURSE
EX FENCES TO BE REMOVED
EX FARM GATES TO BE REMOVED
EX BUILDINGS TO BE REMOVED

A	FAST TRACK APP	TCH	04/2025
Rev	Description	By	Date
	By	Date	
Survey	MAVEN	03/2024	
Design	TCH	11/2024	
Drawn	TCH	11/2024	
Checked	DIM	11/2024	



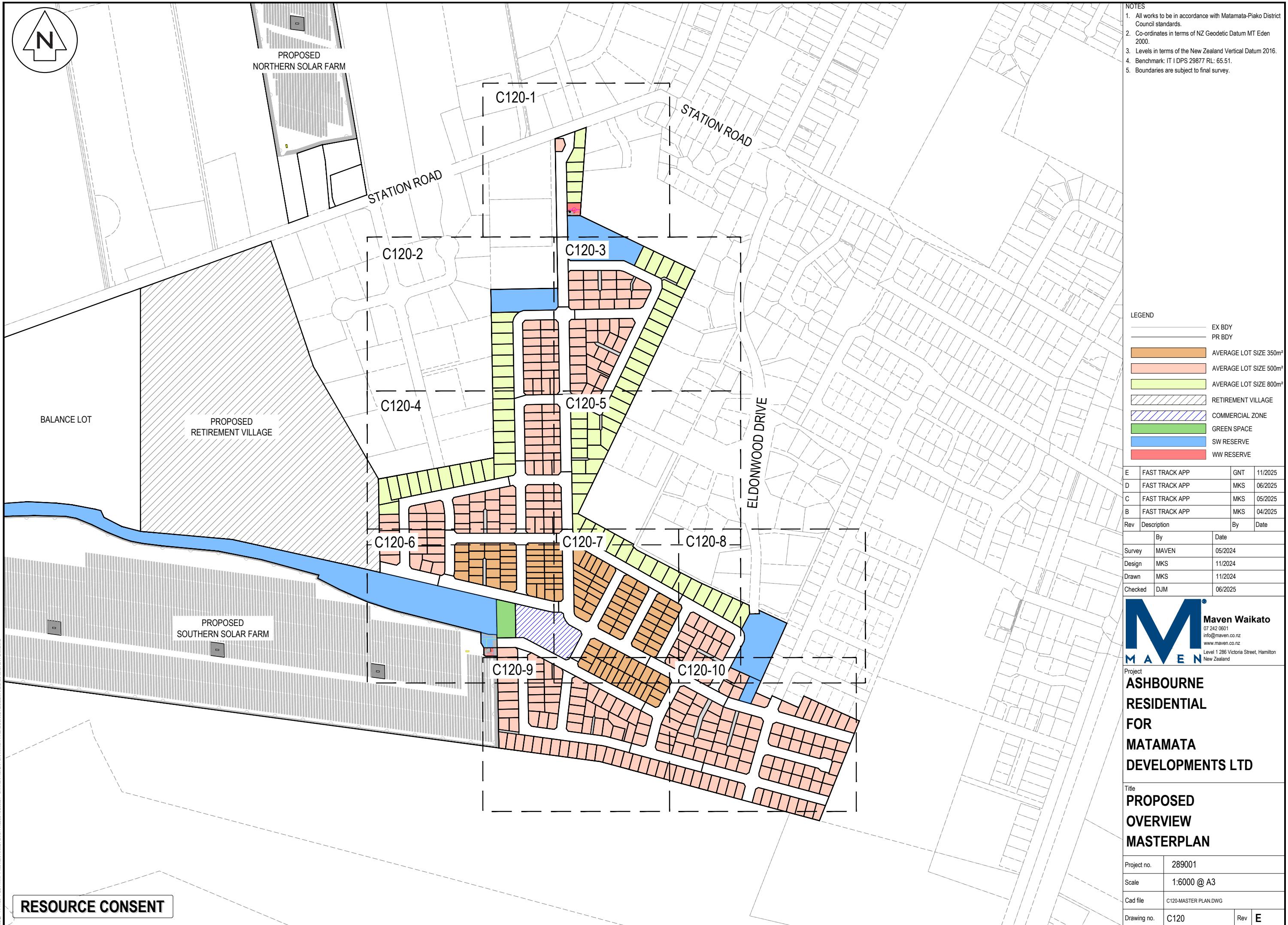
Project
**ASHBOURNE
RESIDENTIAL
FOR
MATAMATA
DEVELOPMENTS LTD**

Title
**EXISTING FEATURES
AND REMOVAL
PLAN SHEET 9 OF 10**

Project no.	289001		
Scale	1:1000 @ A3		
Cad file	C060-EX FEATURES AND REMOVAL PLAN.DWG		
Drawing no.	C060-9	Rev	A

RESOURCE CONSENT







NOTES
 1. All works to be in accordance with Matamata-Piako District Council standards.
 2. Co-ordinates in terms of NZ Geodetic Datum MT Eden 2000.
 3. Levels in terms of the New Zealand Vertical Datum 2016.
 4. Benchmark: IT I DPS 29877 RL: 65.51.
 5. Boundaries are subject to final survey.

LOT 1
DP 404835

ROAD TO BE
VESTED TO
MPDC

ROAD 1

LOT 2
DP 404835

LOT# 3015
6518m²

APORO DRIVE

ODLUN DRIVE

LOT# 518
392m²

LOT# 517
696m²

LOT# 516
688m²

LOT# 515
568m²

LOT# 514
541m²

LOT# 513
540m²

LOT# 512
535m²

LOT# 5002
595m²
(WW RESERVE)

LOT 1
DP 365568

LOT 2
DP 365568

LOT 5
DP 365568

RESOURCE CONSENT

LEGEND			
—	—	EX BDY	
—	—	PR BDY	
■	■	AVERAGE LOT SIZE 350m ²	
■	■	AVERAGE LOT SIZE 500m ²	
■	■	AVERAGE LOT SIZE 800m ²	
▨	▨	RETIREMENT VILLAGE	
▨	▨	COMMERCIAL ZONE	
▨	▨	GREEN SPACE	
▨	▨	SW RESERVE	
▨	▨	WW RESERVE	

D	FAST TRACK APP	MKS	06/2025
C	FAST TRACK APP	MKS	05/2025
B	FAST TRACK APP	MKS	04/2025
A	FAST TRACK APP	MKS	04/2025
Rev	Description	By	Date
	By		Date
Survey	MAVEN		05/2024
Design	MKS		11/2024
Drawn	MKS		11/2024
Checked	DJM		06/2025

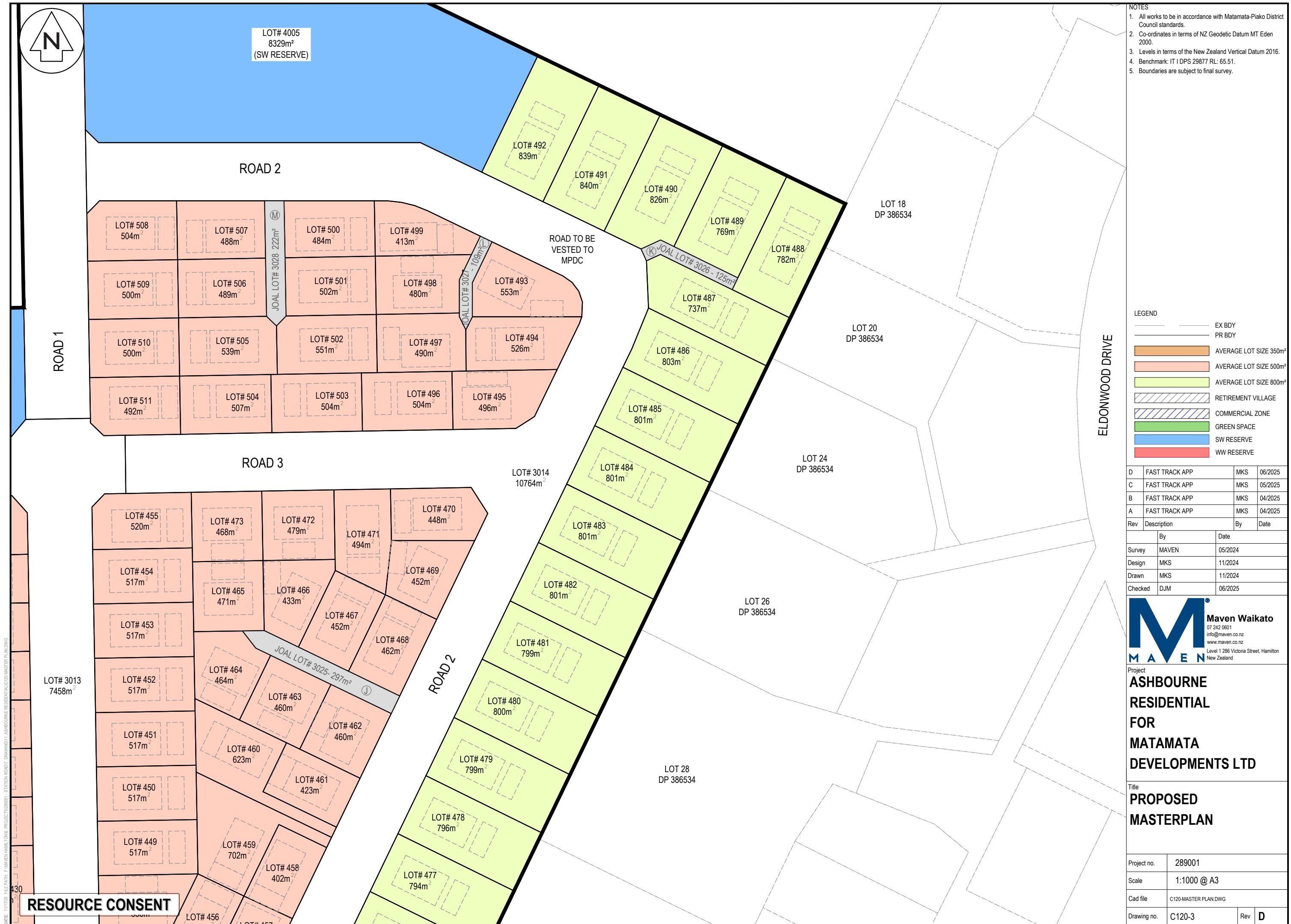
M Maven Waikato
07 242 0601
info@maven.co.nz
www.maven.co.nz
Level 1 226 Victoria Street, Hamilton
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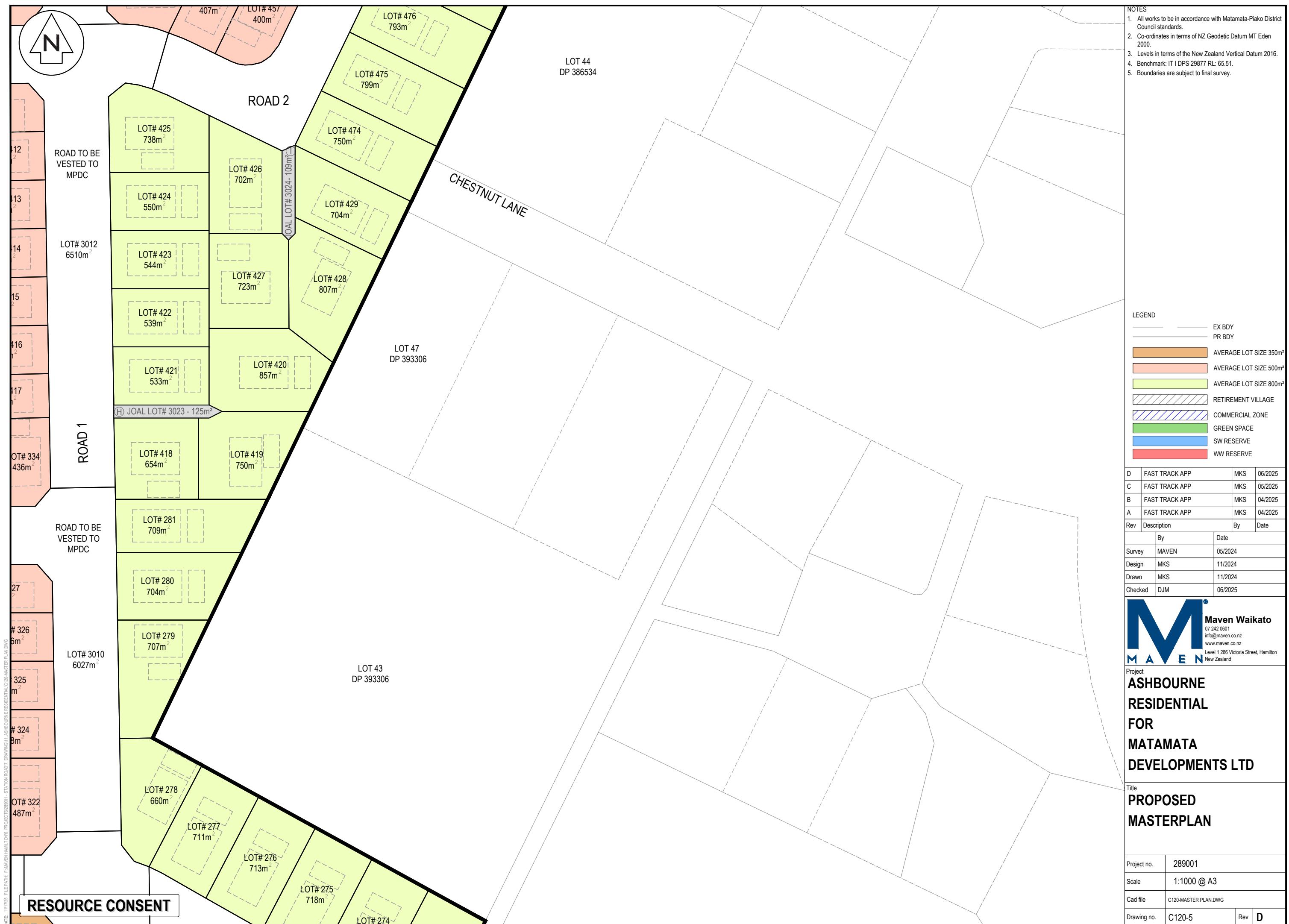
Project
**ASHBOURNE
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FOR
MATAMATA
DEVELOPMENTS LTD**

Title
**PROPOSED
MASTERPLAN**

Project no.	289001
Scale	1:1000 @ A3
Cad file	C120-MASTER PLAN.DWG
Drawing no.	C120-1



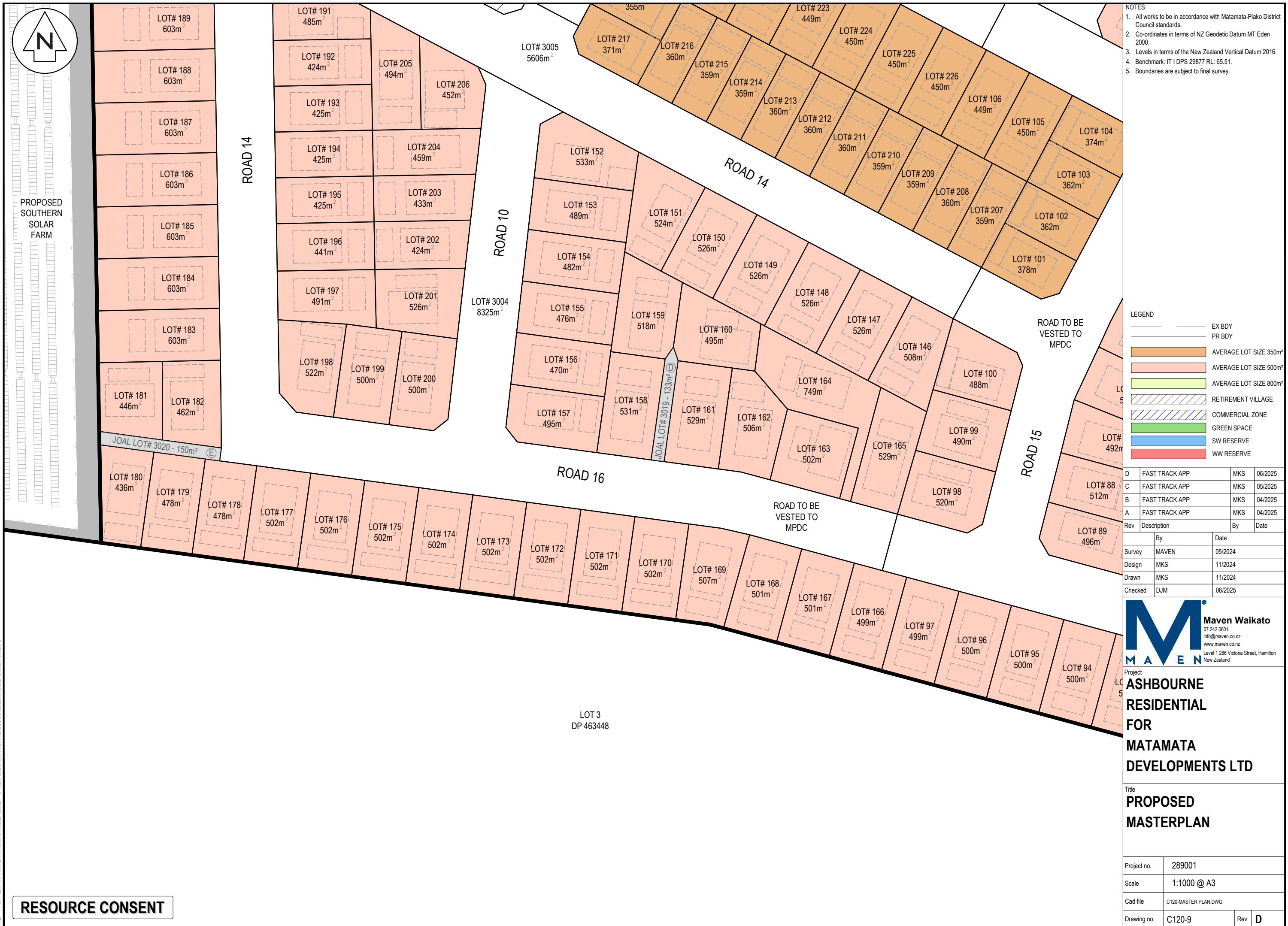






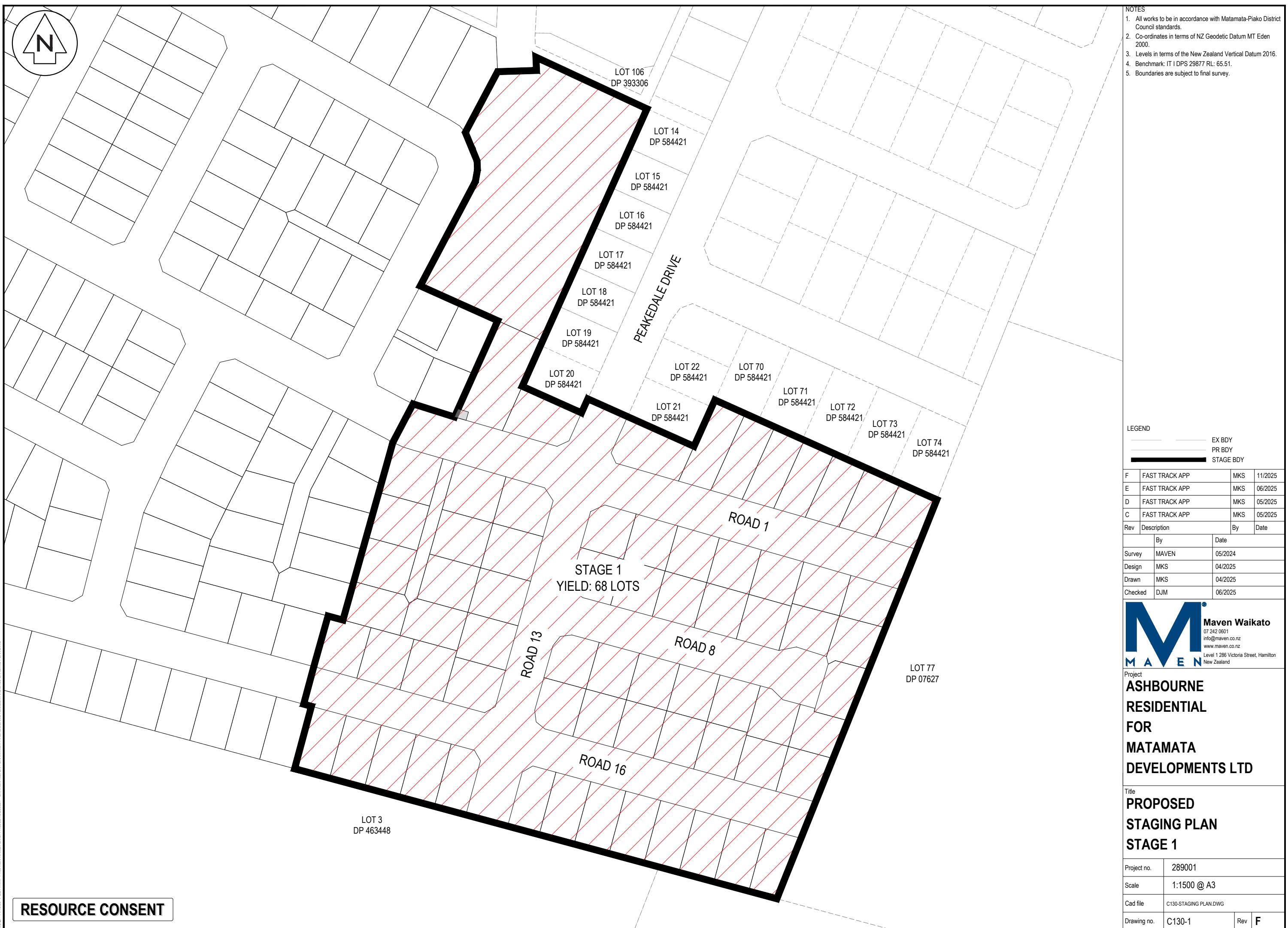


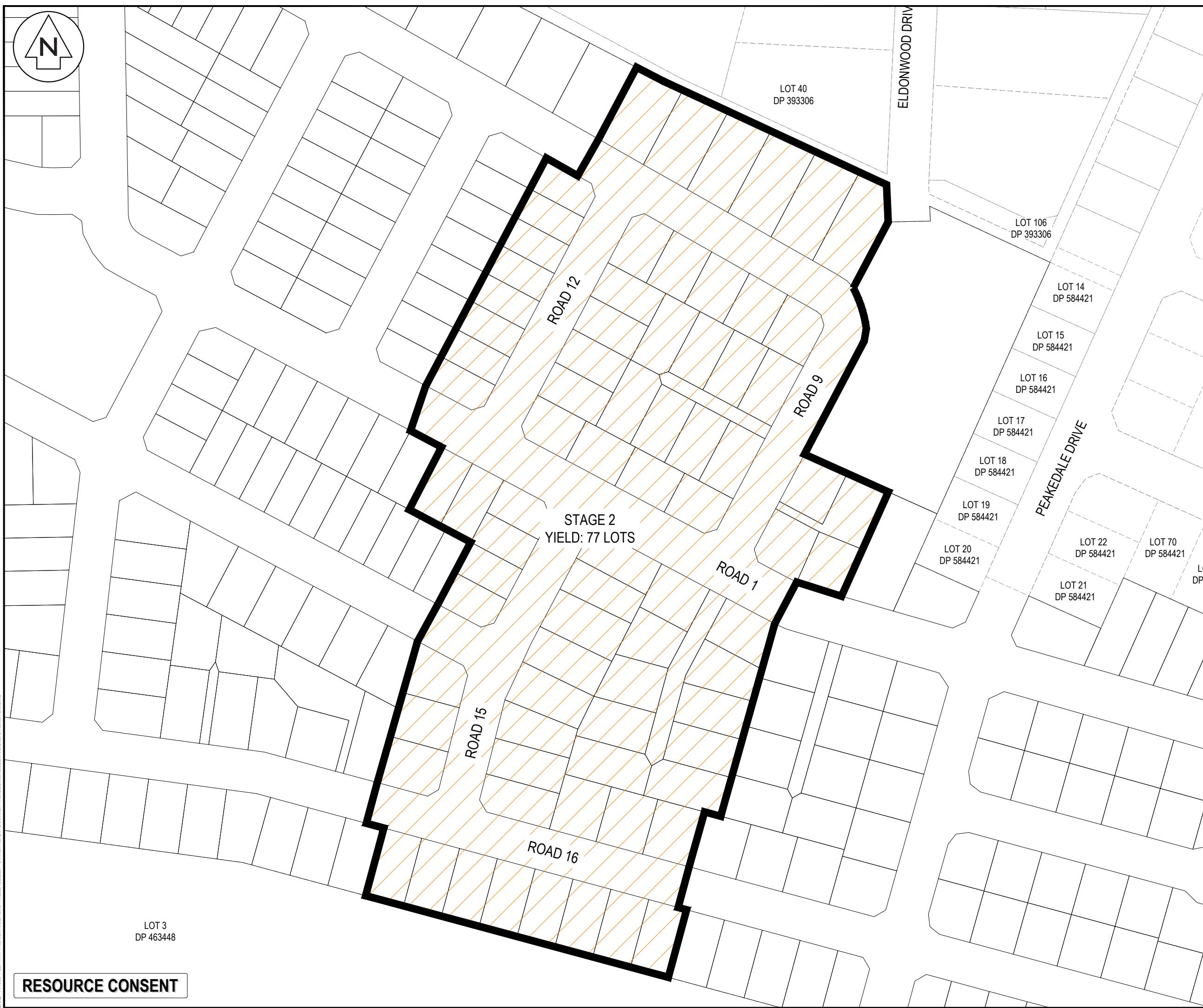


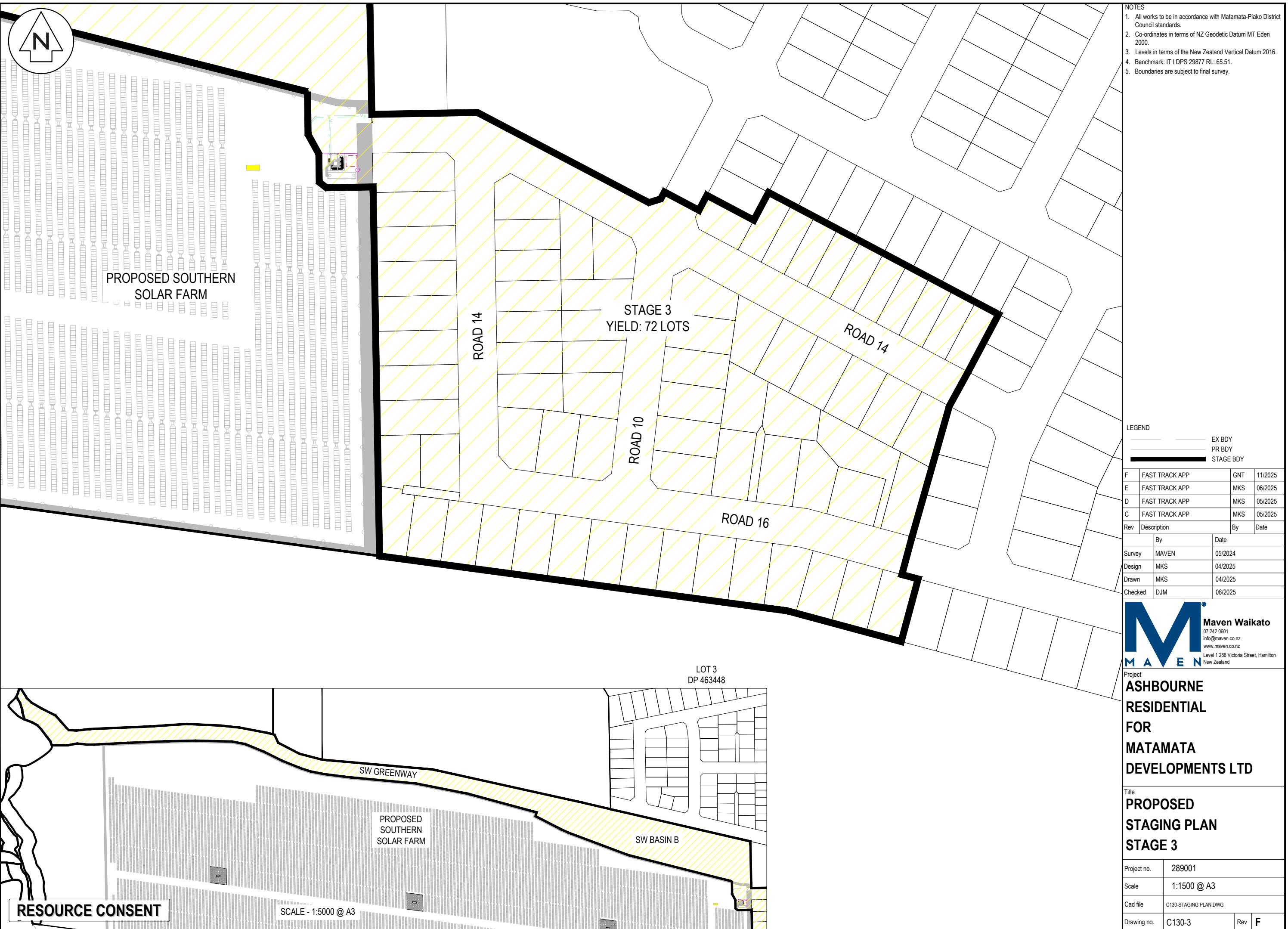


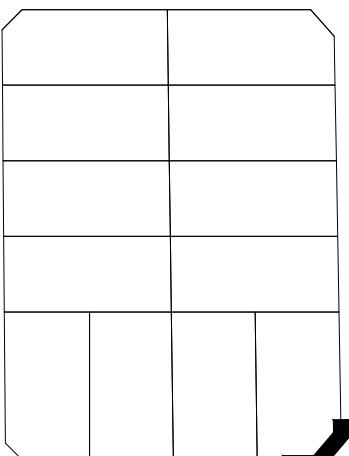
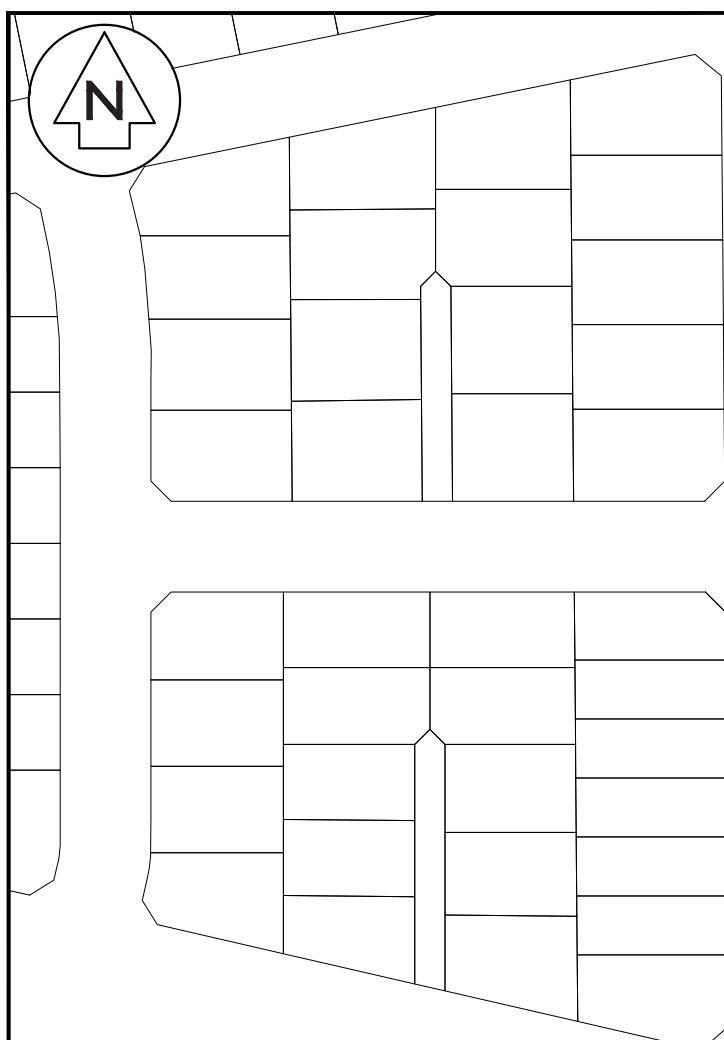












LOT 43
DP 393306

LOT 36
DP 39330

PROPOSED GREENWAY

GREEN
SPACE

COMMERCIAL HUB

PROPOSED SOUTHERN SOLAR FARM

RESOURCE CONSENT

ROAD 1

ROA

ROAD 10

STAGE 4 YIELD: 60 LOTS

ROAD 10

11. 10

NOTES

1. All works to be in accordance with Matamata-Piako District Council standards.
2. Co-ordinates in terms of NZ Geodetic Datum MT Eden 2000.
3. Levels in terms of the New Zealand Vertical Datum 2016.
4. Benchmark: IT DPS 29877 RL: 65.51.
5. Boundaries are subject to final survey.

LEGEND _____ EX BDY
_____ PR BDY
[REDACTED] STAGE BDY

F	FAST TRACK APP	MKS	10/2025
E	FAST TRACK APP	MKS	06/2025
D	FAST TRACK APP	MKS	05/2025
C	FAST TRACK APP	MKS	05/2025
Rev	Description	By	Date
	By	Date	
Survey	MAVEN	05/2024	
Design	MKS	04/2025	
Drawn	MKS	04/2025	
Checked	DJM	10/2025	

Project
**ASHBOURNE
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DEVELOPMENTS LTD**

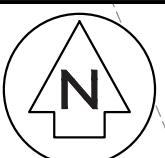
Title

PROPOSED

STAGING PLAN

STAGE 4

Project no.	289001		
Scale	1:1500 @ A3		
Cad file	C130-STAGING PLAN.DWG		
Drawing no.	C130-4	Rev	F



DP 562902

LOT 17
DP 562902

LOT 18
DP 562902

LOT 2
P 21055

HIGHGROVE AVENUE

CHESTNUT LANE

NOTES

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ROAD 5

ROAD 4

ROAD 9

STAGE 5 YIELD: 60 LOT

ROAD 7

LEGEND

F	FAST TRACK APP	GNT	11/2025
E	FAST TRACK APP	MKS	06/2025
D	FAST TRACK APP	MKS	05/2025
C	FAST TRACK APP	MKS	05/2025
Rev	Description	By	Date
	By	Date	
Survey	MAVEN	05/2024	
Design	MKS	04/2025	
Drawn	MKS	04/2025	
Checked	DIM	06/2025	

The logo for Maven Waikato, featuring a large blue stylized letter 'M' with a smaller 'A', 'E', and 'N' nested within it, followed by the text 'Maven Waikato' and contact details.

Project
**ASHBOURNE
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FOR
MATAMATA
DEVELOPMENTS LTD**

Title
**PROPOSED
STAGING PLAN
STAGE 5**

Project no.	289001		
Scale	1:1500 @ A3		
Cad file	C130-STAGING PLAN.DWG		
Drawing no.	C130-5	Rev	F

RESOURCE CONSENT







RESOURCE CONSENT

卷之三

This site plan illustrates the layout for Stage 8 of a residential development, featuring a total of 67 lots. The plan includes the following key elements:

- ROADS:** The development is bounded by **ROAD 1** (to the north), **ROAD 2** (to the west and south), and **ROAD 3** (to the east). **ROAD 1** and **ROAD 3** are shown with a thick black line, while **ROAD 2** is indicated by a dashed line.
- WWPS:** A water well point structure is marked with a red 'X' on **ROAD 1**.
- STATION ROAD:** A road running diagonally across the northern part of the site.
- LOT LAYOUT:** The lots are arranged in a grid pattern, with some lots being larger corner or corner-lot types. The lots are bounded by dashed lines.
- RESOURCE CONSENT:** A label in the bottom left corner.
- North Arrow:** A circular arrow with a 'N' in the center, located in the top left corner.

NOTES

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LEGEND



EX BDY

PR BDY

STAGE BDY

F	FAST TRACK APP	GNT	11/2025
E	FAST TRACK APP	MKS	06/2025
D	FAST TRACK APP	MKS	05/2025
C	FAST TRACK APP	MKS	05/2025
Rev	Description	By	Date
	By	Date	
Survey	MAVEN	05/2024	
Design	MKS	04/2025	
Drawn	MKS	04/2025	
Checked	DJM	06/2025	

Maven Waikato
07 242 0601
info@maven.co.nz
www.maven.co.nz
Level 1 286 Victoria Street, Hamilton
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Project
**ASHBOURNE
RESIDENTIAL
FOR
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DEVELOPMENTS LTD**

Title
PROPOSED
STAGING PLAN
STAGE 8

Project no.	289001		
Scale	1:2500 @ A3		
Cad file	C130-STAGING PLAN.DWG		
Drawing no.	C130-8	Rev	F





PROPOSED SERVICES LINES FROM STAGE 1 TO EXTEND 1m PAST STAGE BOUNDARY TO BE CONTINUED IN STAGE

PROPOSED SERVICES LINES FROM
STAGE 1 TO EXTEND 1m PASSED STAGE
BOUNDARY AND CAPPE
SERVICE LINES TO BE CONTINUED
FUTURE STAGE

**PROPOSED SERVICES LINES FROM
STAGE 1 TO EXTEND 1m PASSE
STAGE BOUNDARY AND CAPPED
SERVICE LINES TO BE CONTINUE
IN FUTURE STAGE**

LOT 3
DP 4634

17
LOT 15
DP 584421
LOT 16
DP 584421
PEAKED

WATER SUPPLY
NEW CONNECTION IN
EX.RIDER MAIN 63mm
ID: 20230418150322

WATER SUPPLY
NEW CONNECTION IN
EX.GATE VALVE
ID: 20230417141330

LOT 21
DP 584421

A diagram of a beam element. A coordinate system is defined at the left end, with the origin at the center of a green longitudinal slot. A blue slot is positioned above the green one. A red vertical line, representing a fixed boundary, passes through the center of the green slot. A green arrow labeled 'W' indicates a horizontal displacement. A red arrow labeled 'T' indicates a clockwise rotation. A black arrow labeled 'T' indicates a counter-clockwise rotation.

STAGE 1B

c / /

WASTEWATER TO BE DISCHARGED
FROM EX.WWMH 105331
TO EX.WWPS 20080213160306
VIA GRAVITY

LEGEND

EX BDY
PR BDY
STAGE BDY

F	FAST TRACK APP	MKS	11/2025
E	FAST TRACK APP	MKS	06/2025
D	FAST TRACK APP	MKS	06/2025
C	FAST TRACK APP	NDL	05/2025
Rev	Description	By	Date
	By	Date	
Survey	MAVEN	05/2024	
Design	MKS	04/2025	
Drawn	MKS	05/2025	
Checked	DIM	06/2025	



Maven Waikato
 07 242 0601
info@maven.co.nz
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Project
**ASHBOURNE
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FOR
MATAMATA
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Title
**PROPOSED 3 WATERS
STAGING PLAN
STAGE 1**

Project no.	289001
Scale	1:1500 @ A3
Cad file	C131-3 WATERS STAGING PLAN.DWG
Drawing no.	C131-1

NOTES

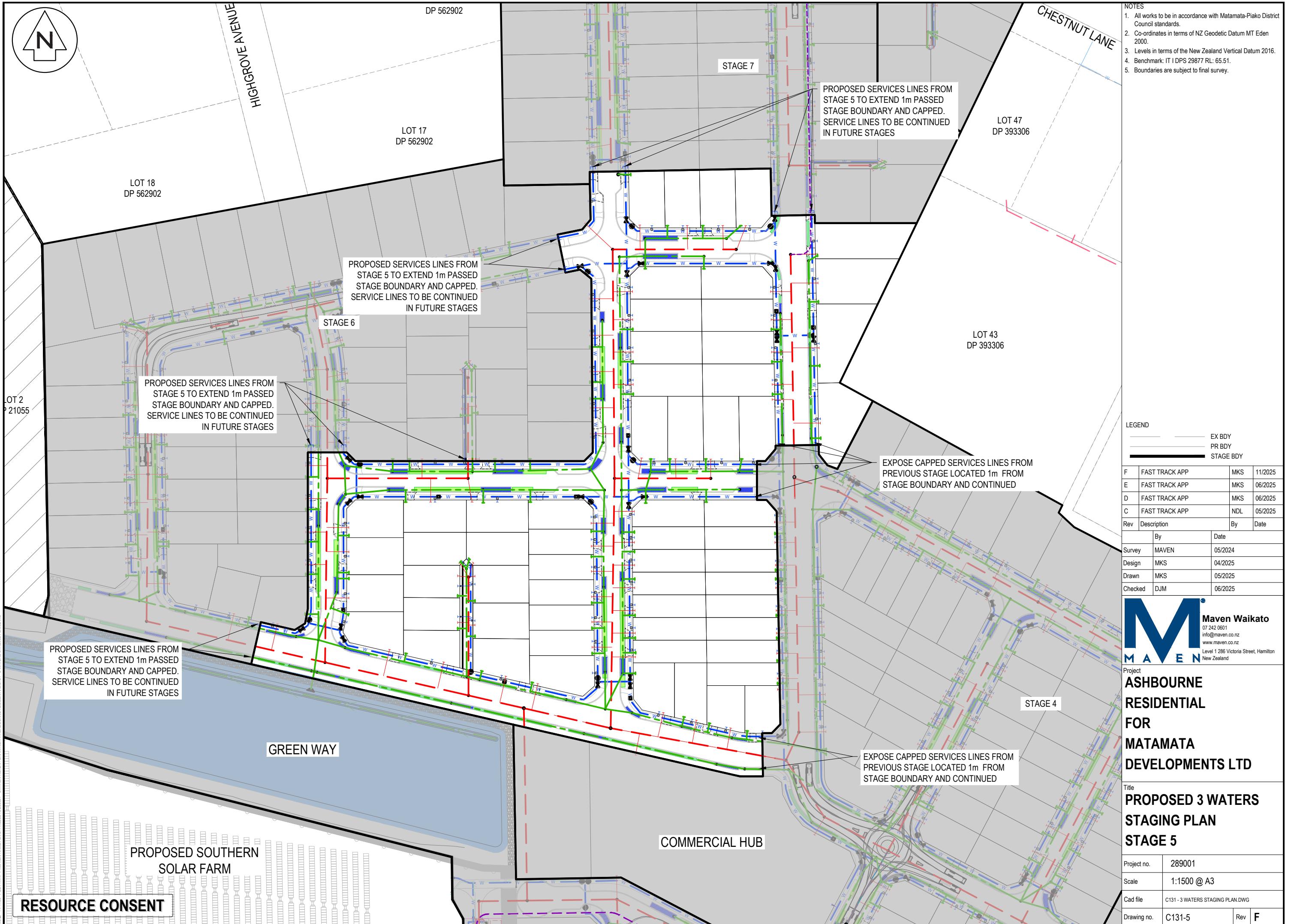
1. All works to be in accordance with Matamata-Piako District Council standards.
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3. Levels in terms of the New Zealand Vertical Datum 2016.
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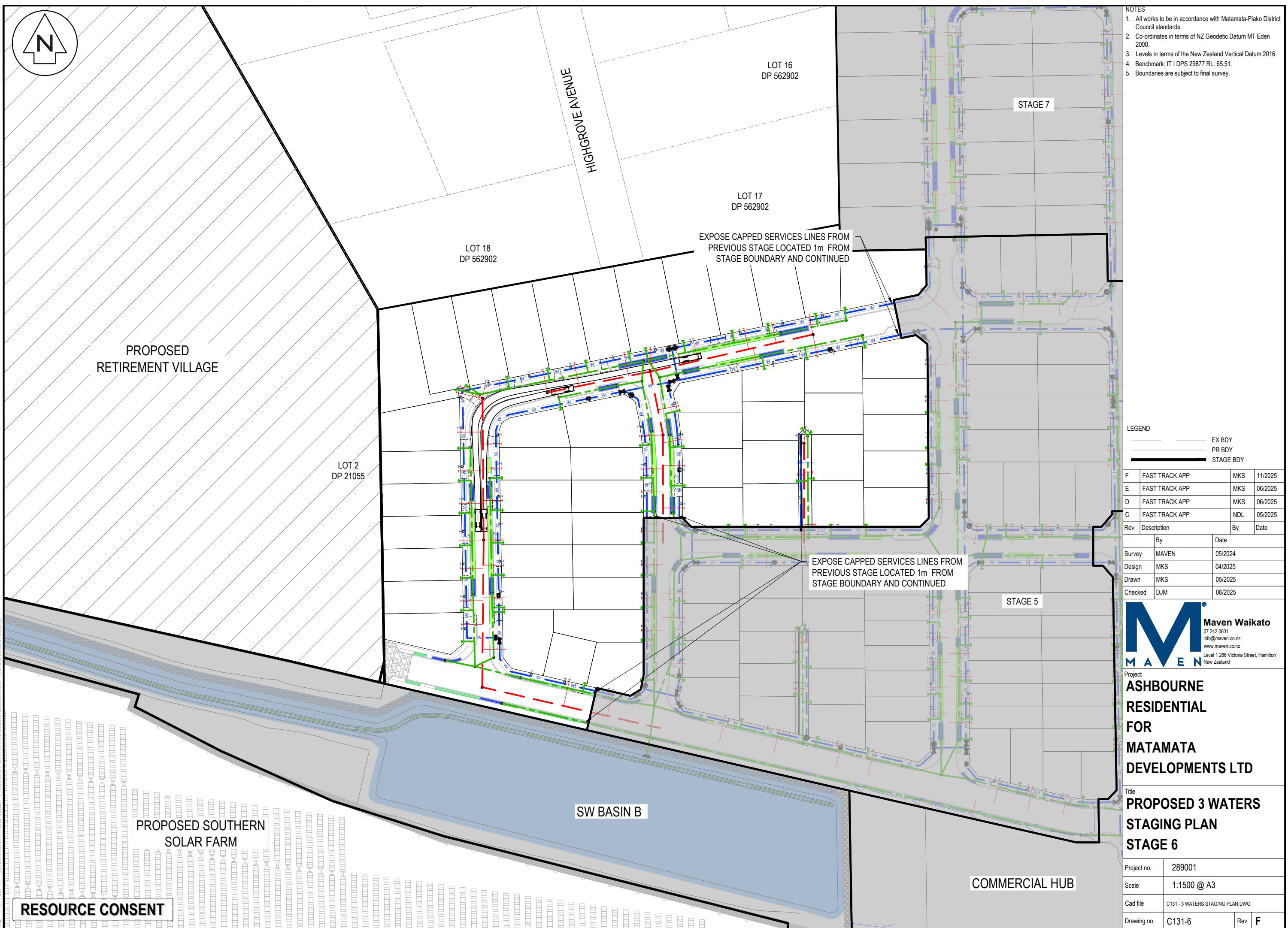
RESOURCE CONSENT

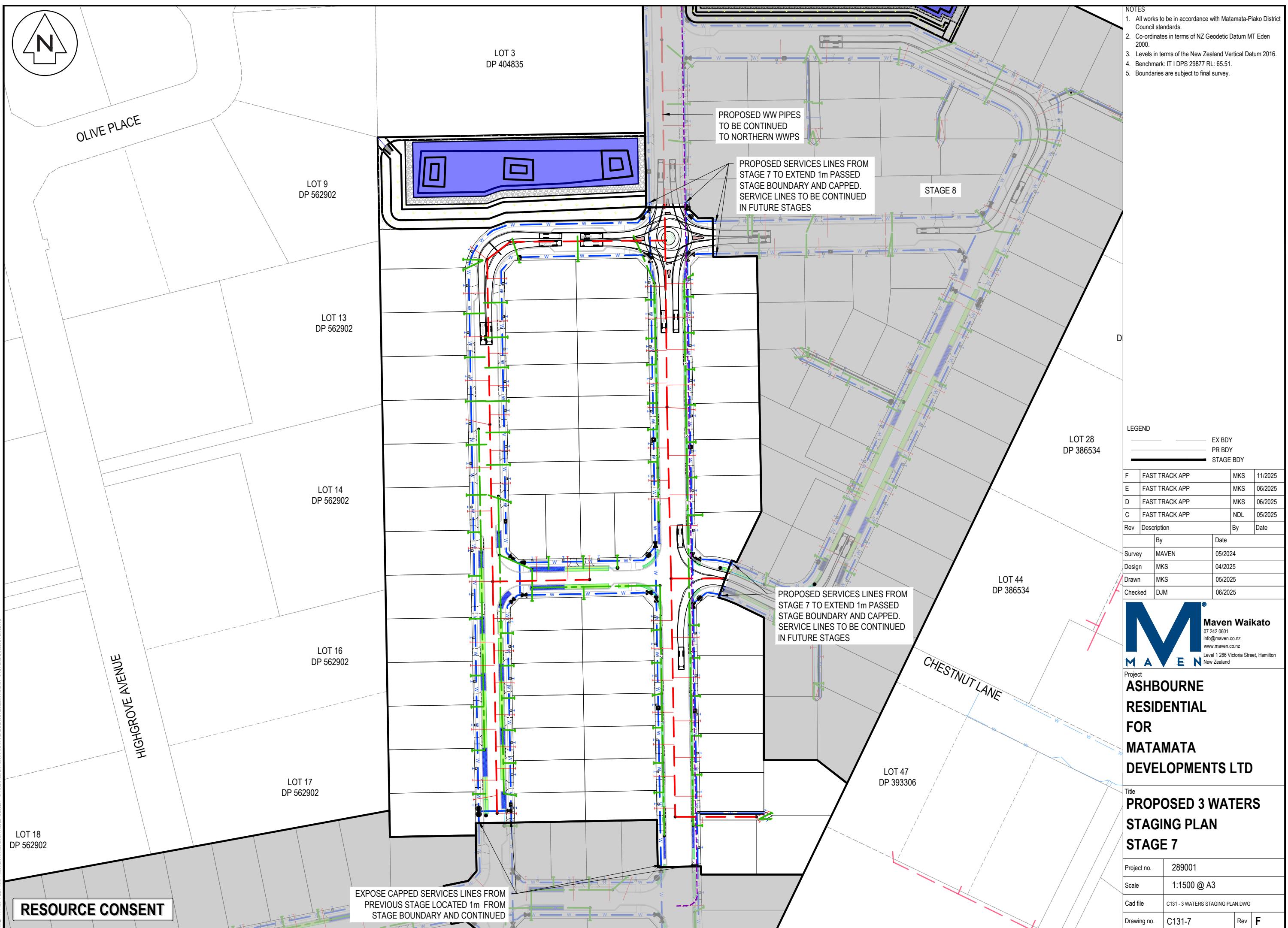


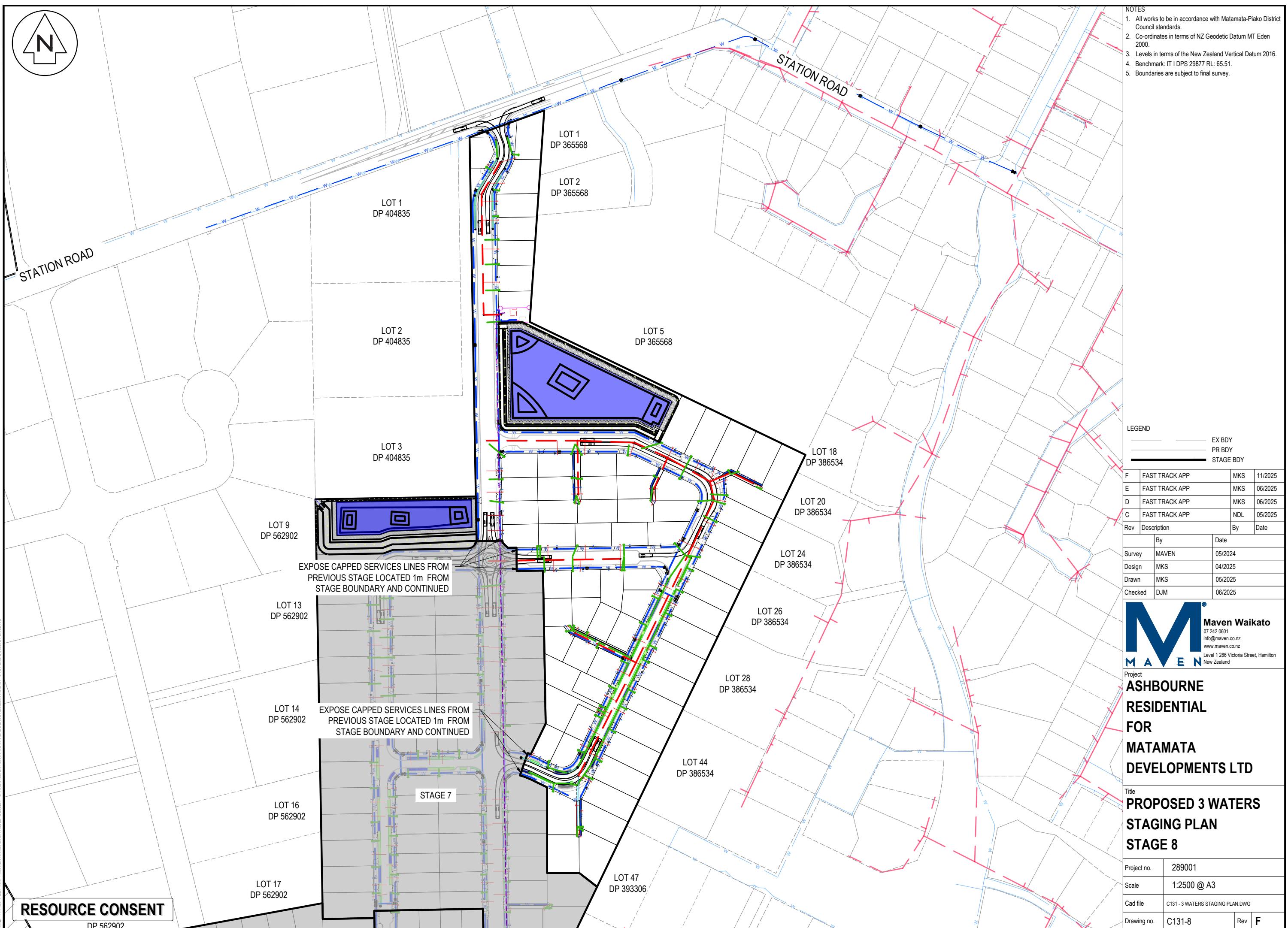














PROPOSED
NORTHERN SOLAR FARM

STATION ROAD

STATION ROAD

NOTES

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LEGEND

EX BDY
PR BDY

E	FAST TRACK APP	GNT	11/2025
D	FAST TRACK APP	MKS	06/2025
C	FAST TRACK APP	MKS	05/2025

B	FAST TRACK APP	MKS	052025
Rev	Description	By	Date
	By		Date
Survey	MAVEN		05/2024
Design	MKS		11/2024
Drawn	MKS		11/2024
Checked	DJM		05/2025

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07 242 0601
info@maven.co.nz
www.maven.co.nz
Level 1 286 Victoria Street, Hamilton

Project
**ASHBOURNE
RESIDENTIAL
FOR
MATAMATA
DEVELOPMENTS LTD**

Title **PROPOSED SCHEME OVERVIEW PLAN**

Project no.	289001
Scale	1:6000 @ A3
Cad file	C150-SCHEME.DWG
Drawing no.	C150

ESPLANADE RESERVE
TO VEST IN MPDC
(20m WIDE APPROX.)

BALANCE LOT

PROPOSED RETIREMENT VILLAGE

ESPLANADE RESERVE
TO VEST IN MPDC

PROPOSED GREENWAY

- ESPLANADE RESERVE
TO VEST IN MPDC
(20m WIDE APPROX.)

PROPOSED
SOUTHERN SOLAR FARM

STAGE 6

STAGE 5

STAGE 4

STAGE 2

STAGE 3

RESOURCE CONSENT







RESOURCE CONSENT

FILE PATH: F:\MAVEN HAMILTON\6_PROJECTS\28901 - STATION ROAD\7_DRAWINGS\11_ASHBOURNE RESIDENTIAL\1C150-SCHM-E.DWG
FILE DATE: 11/18/25



NOTES

1. All works to be in accordance with Matamata-Piako District Council standards.
2. Co-ordinates in terms of NZ Geodetic Datum MT Eden 2000.
3. Levels in terms of the New Zealand Vertical Datum 2016.
4. Benchmark: IT I DPS 29877 RL: 65.51.
5. Boundaries are subject to final survey.

B	FAST TRACK APP	MKS	06/2025
A	FAST TRACK APP	MKS	05/2025
Rev	Description	By	Date
	By	Date	
Survey	MAVEN	05/2024	
Design	MKS	05/2025	
Drawn	MKS	05/2025	
Checked	DJM	05/2025	



Maven Waikato
07 242 0601
info@maven.co.nz
www.maven.co.nz
Level 1 266 Victoria Street, Hamilton

Project
**ASHBOURNE
RESIDENTIAL
FOR
MATAMATA
DEVELOPMENTS LTD**

**PROPOSED
SCHEME PLAN
STAGE 1B**

Project no.	289001		
Scale	1:1000 @ A3		
Cad file	C150-SCHEME.DWG		
Drawing no.	C150-1B	Rev	B









NOTES

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STAGE 3

STAGE 2C

STAGE 2A

RESOURCE CONSENT

LEGEND

OP			
C	FAST TRACK APP	MKS	06/2025
B	FAST TRACK APP	MKS	06/2025
A	FAST TRACK APP	MKS	05/2025
6	Rev	Description	By Date
12		By	Date
	Survey	MAVEN	05/2024
	Design	MKS	05/2025



Maven Waikato
07 242 0601
info@maven.co.nz
www.maven.co.nz
Level 1 286 Victoria Street, Hamilton

Project
**ASHBOURNE
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Title

PROPOSED

SCHEME PLAN

STAGE 2B

Project no.	289001		
Scale	1:1000 @ A3		
Cad file	C150-SCHEME.DWG		
Drawing no.	C150-2B	Rev	C



NOTES

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LEGEND

B	FAST TRACK APP	MKS	06/2025
A	FAST TRACK APP	MKS	05/2025
Rev	Description	By	Date
	By	Date	
Survey	MAVEN	05/2024	
Design	MKS	05/2025	

Project
**ASHBOURNE
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FOR
MATAMATA
DEVELOPMENTS LTD**

Title

PROPOSED

SCHEME PLAN

STAGE 2C

Project no.	289001		
Scale	1:1000 @ A3		
Cad file	C150-SCHEME.DWG		
Drawing no.	C150-2C	Rev	B

RESOURCE CONSENT

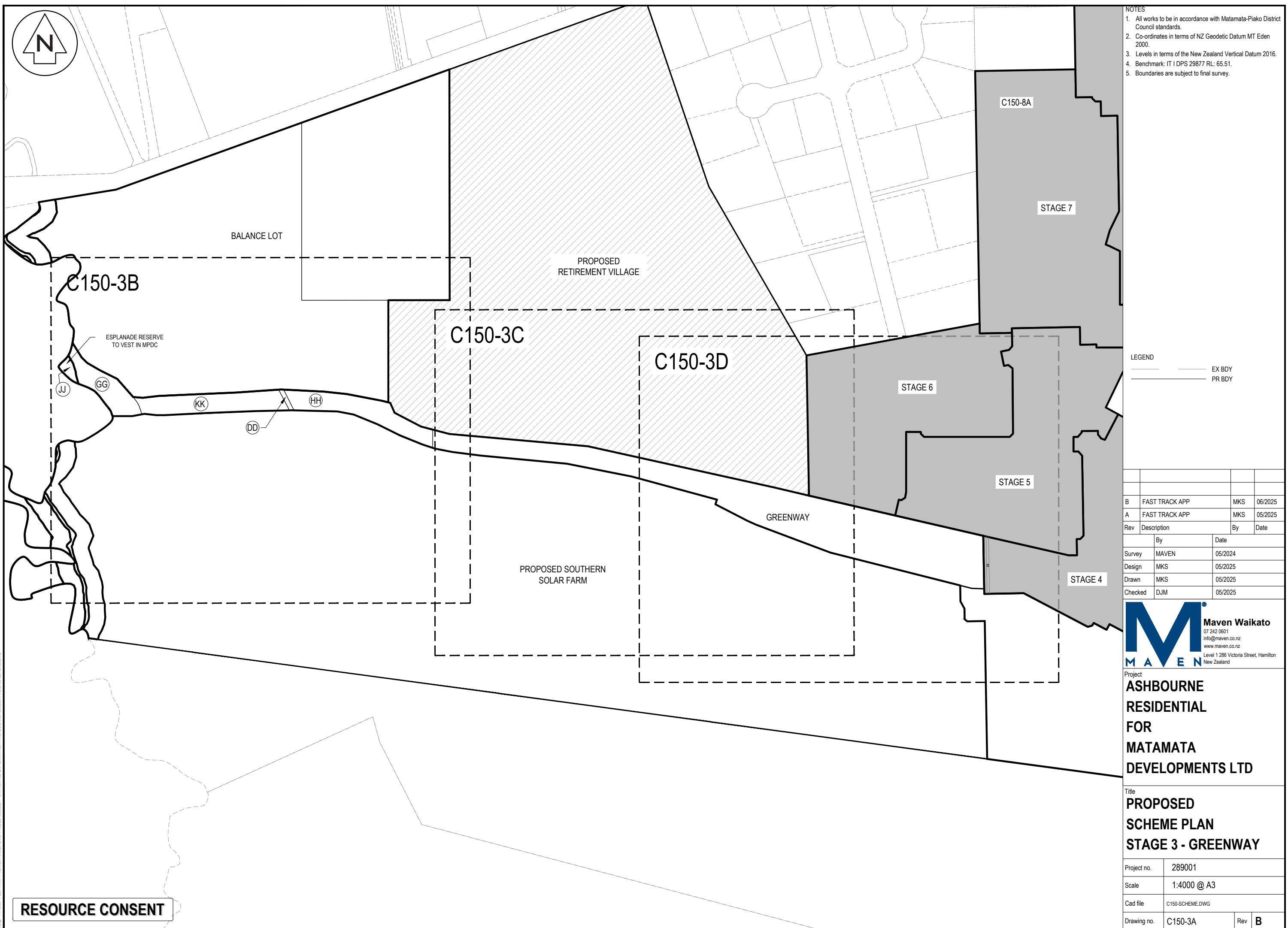


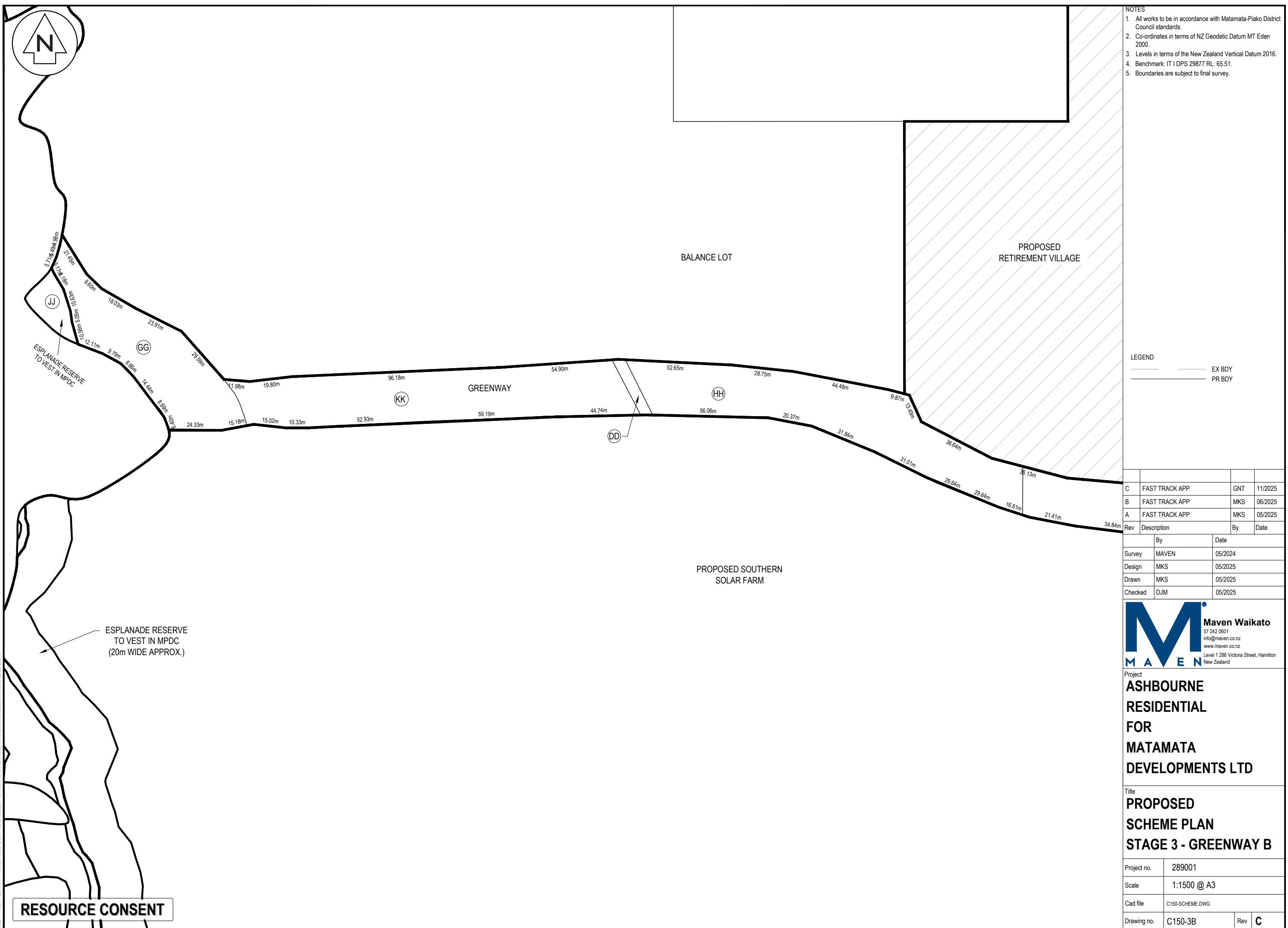
RESOURCE CONSENT

DATE: 11/18/25 FILE PATH: F:\MAYEN HAMILTON\6_PROJECTS\289001 - STATION ROAD\7_DRAWING\11_ASHBOURNE RESIDENTIAL\1\1C150-SCHM-E.DWG

NOTES

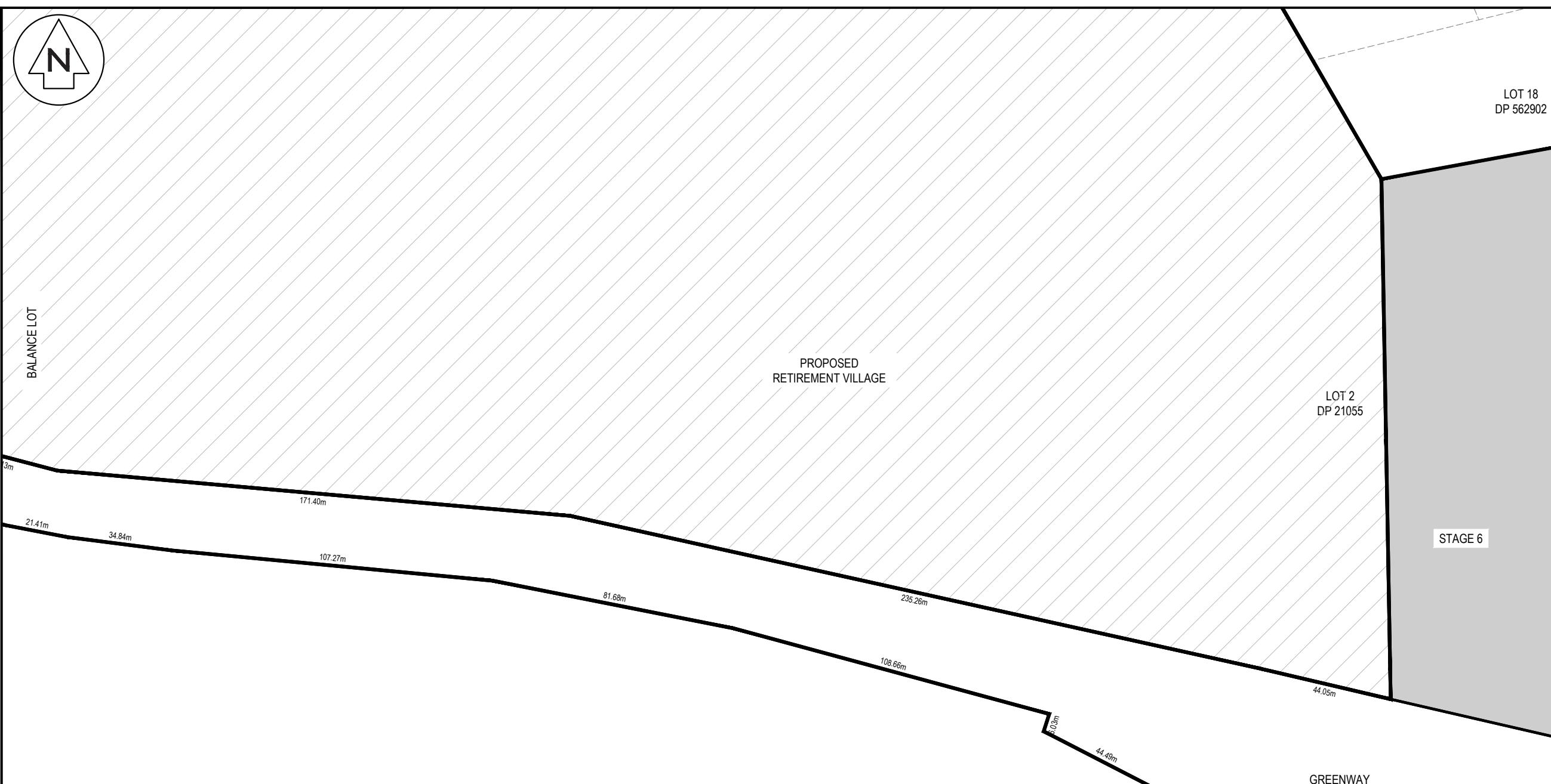
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BALANCE LOT



NOTES

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A	FAST TRACK APP	MKS	05/2025
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Design	MKS	05/2025	
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Checked	DJM	05/2025	

M Maven Waikato
07 242 0601
info@maven.co.nz
www.maven.co.nz
Level 1 226 Victoria Street, Hamilton
New Zealand

Project
**ASHBOURNE
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Title
**PROPOSED
SCHEME PLAN
STAGE 3 - GREENWAY C**

Project no.	289001
Scale	1:1500 @ A3
Cad file	C150-SCHEME.DWG
Drawing no.	C150-3C

RESOURCE CONSENT



DP 502902

LOT 384
923m²PROPOSED
RETIREMENT VILLAGELOT 2
DP 21055

STAGE 6

STAGE 5

GREENWAY

PROPOSED SOUTHERN
SOLAR FARMLOT 4003
40448m²
VESTING ON DEPOSIT AS
LOCAL PURPOSE RESERVE
(STORMWATER)

164.92m

STAGE 4

14.52m 15.48m

LEGEND

C	FAST TRACK APP	MKS	06/2025
B	FAST TRACK APP	MKS	06/2025
A	FAST TRACK APP	MKS	05/2025
Rev	Description	By	Date
	By		Date
Survey	MAVEN		05/2024
Design	MKS		05/2025
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M Maven Waikato
07 242 0601
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Level 1 226 Victoria Street, Hamilton
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Project
**ASHBOURNE
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FOR
MATAMATA
DEVELOPMENTS LTD**

Title
**PROPOSED
SCHEME PLAN
STAGE 3 - GREENWAY D**

Project no.	289001
Scale	1:1500 @ A3
Cad file	C150-SCHEME.DWG
Drawing no.	C150-3D

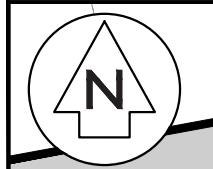
Rev

C

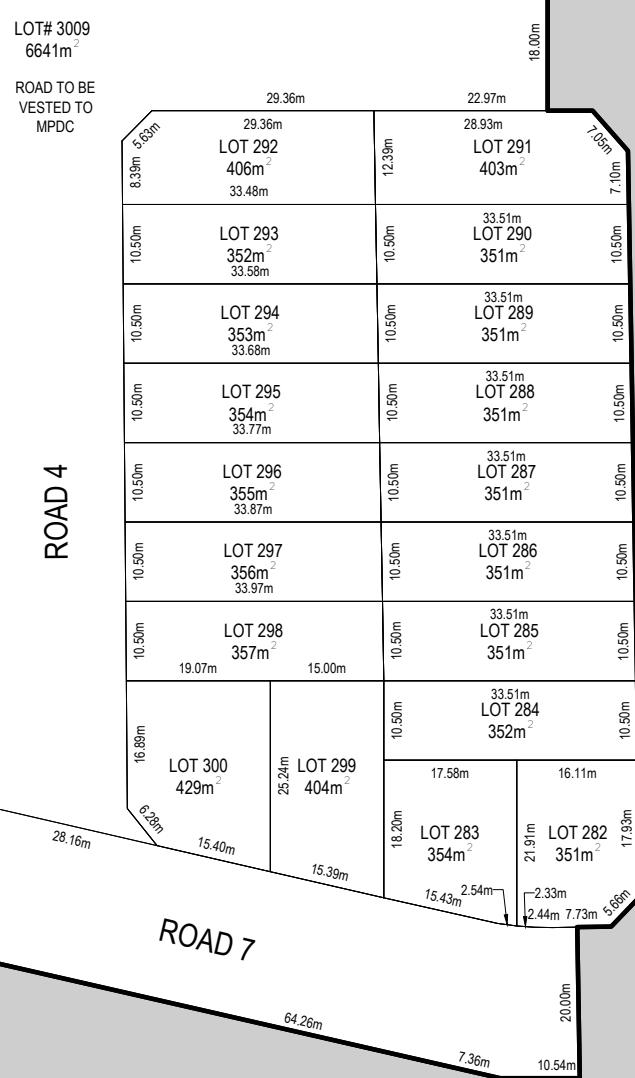
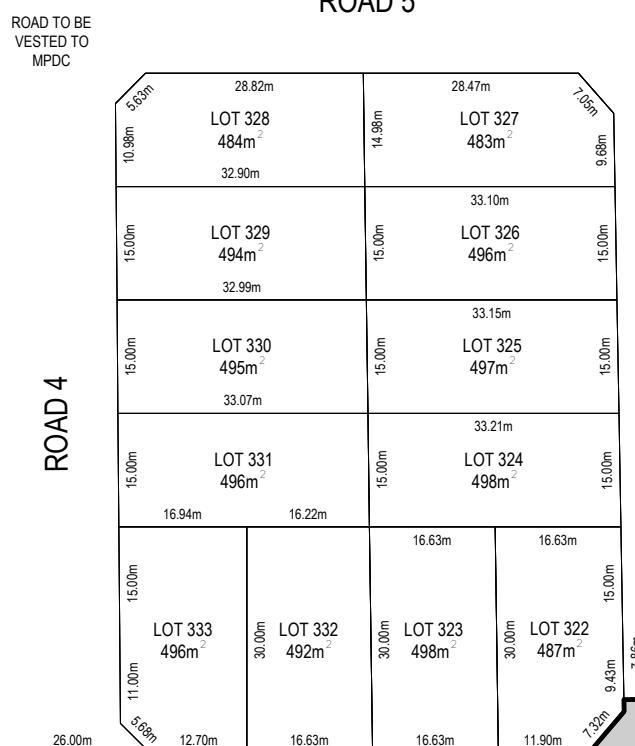
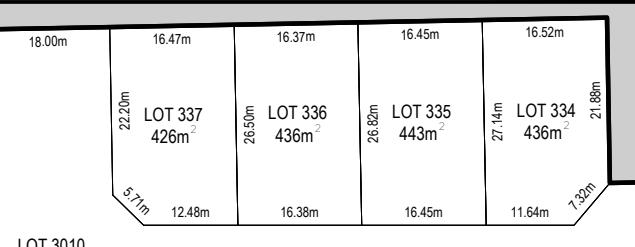
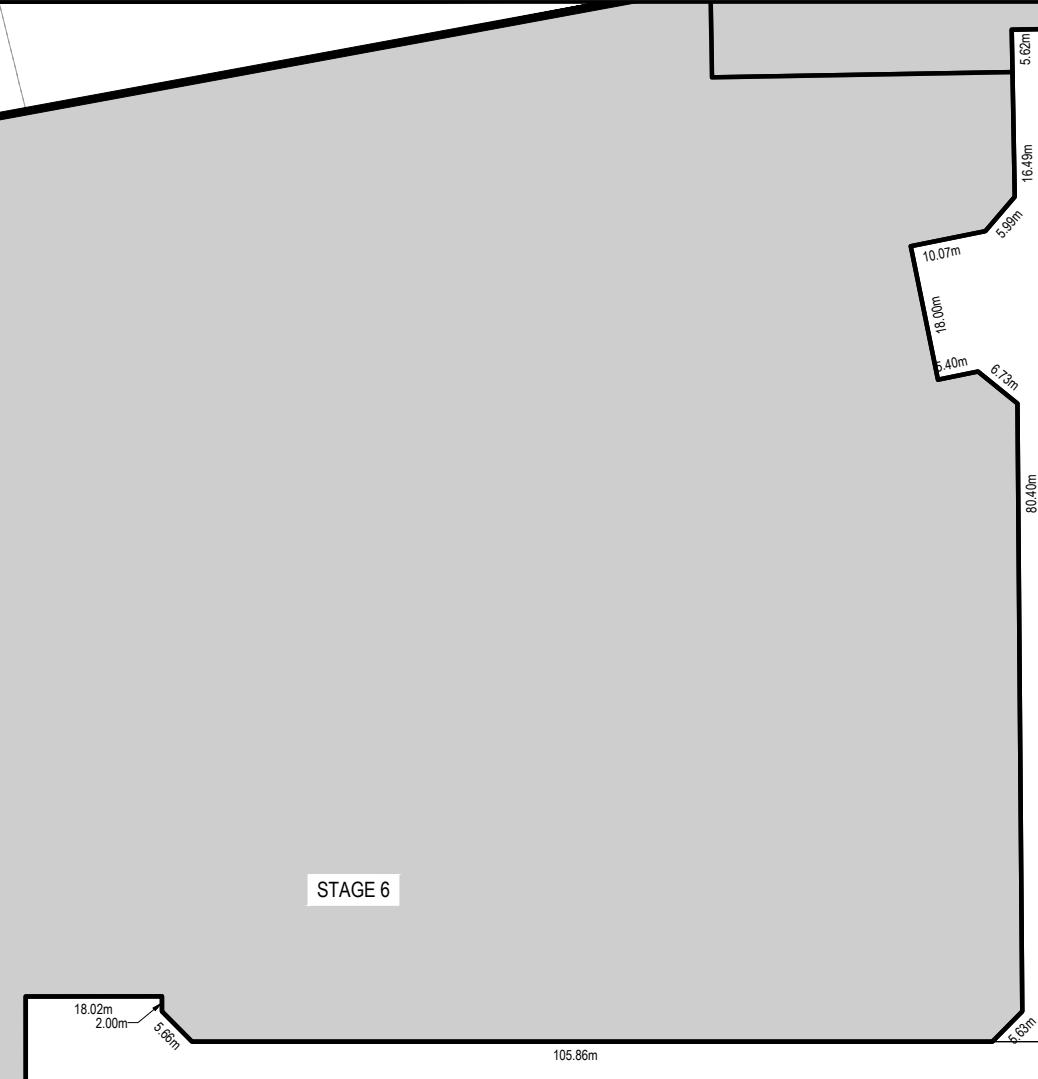
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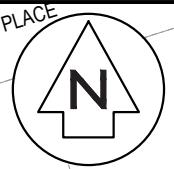




RESOURCE CONSENT







RESOURCE CONSENT

LOT 9
DP 562902

LOT 13
DP 562902

LOT 14
DP 562902

LOT 16
DP 562902

LOT 17
DP 562902

STAGE 6

VESTING ON DEPOSIT AS LOCAL PURPOSE RESERVE (STORMWATER)

123.63m

LOT 4004
5080m²

55.42m

ROAD 4

ROAD 4

ROAD 2

ROAD 4

LOT	NAME	AREA (m ²)	Dimensions (m)
LOT 403		800m ²	51.69m x 39.51m
LOT 402		800m ²	39.52m x 39.54m
LOT 401		800m ²	39.56m x 39.58m
LOT 400		800m ²	39.59m x 39.61m
LOT 399		800m ²	39.63m x 39.65m
LOT 398		800m ²	39.67m x 39.69m
LOT 397		800m ²	39.71m x 39.73m
LOT 396		800m ²	39.75m x 39.77m
LOT 395		799m ²	39.8m x 39.85m
LOT 394		799m ²	39.85m x 39.9m
LOT 393		800m ²	39.9m x 39.95m
LOT 392		800m ²	39.95m x 40.0m
LOT 391		800m ²	40.0m x 40.1m
LOT 390		800m ²	40.1m x 40.2m
LOT 440		594m ²	18.71m x 15.00m
LOT 439		496m ²	15.00m x 15.00m
LOT 438		496m ²	15.00m x 15.00m
LOT 437		496m ²	15.00m x 15.00m
LOT 436		496m ²	15.00m x 15.00m
LOT 435		495m ²	15.00m x 15.00m
LOT 434		495m ²	15.00m x 15.00m
LOT 433		500m ²	17.02m x 12.95m
LOT 432		479m ²	16.05m x 16.05m
LOT 431		472m ²	15.77m x 15.77m
LOT 410		486m ²	11.00m x 11.00m
LOT 409		494m ²	15.00m x 15.00m
LOT 408		493m ²	15.00m x 15.00m
LOT 407		493m ²	15.00m x 15.00m
LOT 406		493m ²	15.00m x 15.00m
LOT 405		492m ²	15.00m x 15.00m
LOT 404		446m ²	16.47m x 16.37m

ROAD 1

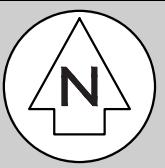
STAGE 5

13.0011

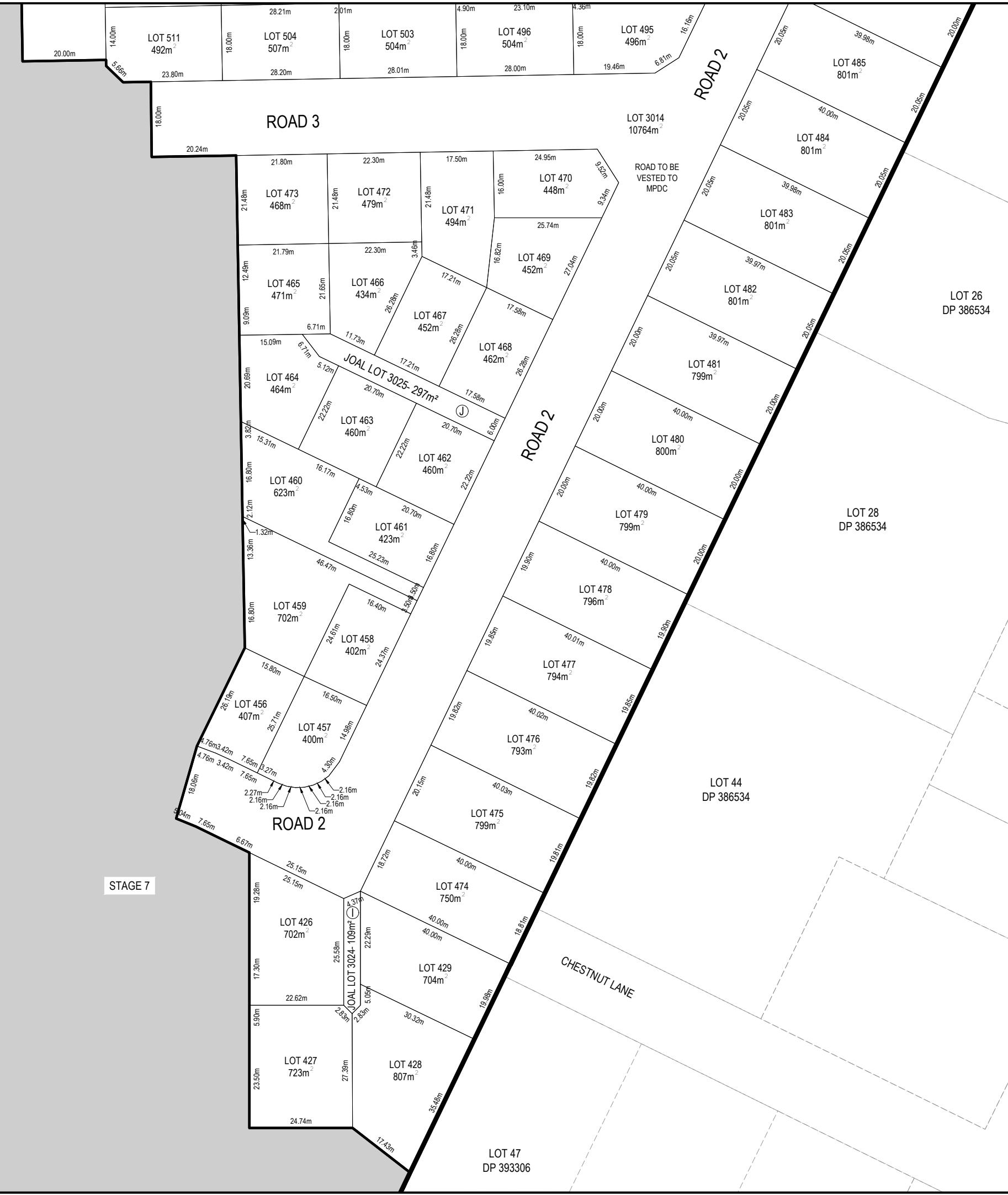
LOT 47
DP 39330

NOTES																																																						
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Project ASHBOURNE RESIDENTIAL FOR MATAMATA DEVELOPMENTS LTD																																																						
Title PROPOSED SCHEME PLAN STAGE 7																																																						
Project no.	289001																																																					
Scale	1:1250 @ A3																																																					
Cad file	C150-SCHEME.DWG																																																					
Drawing no.	C150-7	Rev	B																																																			





RESOURCE CONSENT



MEMORANDUM/SCHEDULE OF EASEMENTS

- ASHBOURNE RESIDENTIAL DEVELOPMENT

SCHEDULE OF EASEMENTS IN GROSS			
PURPOSE	SHOWN	BURDENED LAND	GRANTEE
RIGHT TO CONVEY WATER RIGHT TO DRAIN WATER AND WASTEWATER	A	LOT 3016	MATAMATA PIAKO DISTRICT COUNCIL
	B	LOT 3017	
	C	LOT 3018	
	D	LOT 3019	
	E	LOT 3020	
	F	LOT 3021	
	G	LOT 3022	
	H	LOT 3023	
	I	LOT 3024	
	J	LOT 3025	
	K	LOT 3026	
	L	LOT 3027	
	M	LOT 3028	
	X	LOT 6001	

SCHEDULE OF EASEMENTS IN GROSS			
PURPOSE	SHOWN	BURDENED LAND	GRANTEE
RIGHT TO CONVEY ELECTRICITY	A	LOT 3016	POWERCO LIMITED
	B	LOT 3017	
	C	LOT 3018	
	D	LOT 3019	
	E	LOT 3020	
	F	LOT 3021	
	G	LOT 3022	
	H	LOT 3023	
	I	LOT 3024	
	J	LOT 3025	
	K	LOT 3026	
	L	LOT 3027	
	M	LOT 3028	
	X	LOT 6001	

SCHEDULE OF EASEMENTS IN GROSS			
PURPOSE	SHOWN	BURDENED LAND	GRANTEE
RIGHT TO CONVEY TELECOMMUNICATIONS	A	LOT 3016	TUATAHI FIRST FIBRE LTD
	B	LOT 3017	
	C	LOT 3018	
	D	LOT 3019	
	E	LOT 3020	
	F	LOT 3021	
	G	LOT 3022	
	H	LOT 3023	
	I	LOT 3024	
	J	LOT 3025	
	K	LOT 3026	
	L	LOT 3027	
	M	LOT 3028	
	X	LOT 6001	
RIGHT TO DRAIN WASTEWATER	N	LOT 4001	MATAMATA PIAKO DISTRICT COUNCIL
	O	LOT 1001	
	P	LOT 1	

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	BURDENED LAND	BENEFITED LAND
RIGHT OF WAY RIGHT TO DRAIN WATER RIGHT TO DRAIN WASTEWATER RIGHT TO CONVEY WATER RIGHT TO CONVEY ELECTRICITY RIGHT TO CONVEY TELECOMMUNICATIONS	A	LOT 3016	Lots 59-61 & Lots 65-67
	B	LOT 3017	Lots 70-73 & Lots 77-80
	C	LOT 3018	Lots 125-130
	D	LOT 3019	Lots 159-160
	E	LOT 3020	Lots 179-181
	F	LOT 3021	Lots 309-311 & Lots 314-316
	G	LOT 3022	Lots 344-345 & Lots 348-349
	H	LOT 3023	Lots 419-420
	I	LOT 3024	Lots 427-429
	J	LOT 3025	Lots 463-467
	K	LOT 3026	Lots 488-489
	L	LOT 3027	Lot 494 & Lots 497-498
	M	LOT 3028	Lots 501-502 & Lots 505-506
	X	LOT 6001	LOT 5001
RIGHT OF WAY	X	LOT 6001	Proposed Southern Solar Farm
RIGHT TO DRAIN WASTEWATER	E	LOT 3020	Lot 178

	G	LOT 3022	LOT 343
	H	LOT 3023	LOT 418
RIGHT TO DRAIN WATER	HH DD KK GG	LOT 4003	LOT 1 ON DAY 0 PLAN
	JJ	LOT 11 ON DAY 0 PLAN	LOT 1 ON DAY 0 PLAN
RIGHT OF WAY	DD	LOT 4003	LOT 3 ON DAY 0 PLAN
SCHEDULE OF EXISTING EASEMENTS TO BE EXTINGUISHED			
PURPOSE	SHOWN	CREATED BY	
RIGHT OF WAY RIGHT TO CONVEY WATER, ELECTRICITY, TELECOMMUNICATION, AND COMPUTER MEDIA	AREA B ON DP 384886	EI 7422421.5 EI 7422421.6 EI 7422421.7	

AMALGAMATION CONDITIONS

THAT LOT 3016 HEREON (LEGAL ACCESS) BE HELD TO SIX UNDIVIDED ONE SIXTH SHARES BY THE OWNERS OF THE LOTS 59-61 AND LOTS 65-67 HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND INDIVIDUAL RECORDS OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.

THAT LOT 3017 HEREON (LEGAL ACCESS) BE HELD TO EIGHT UNDIVIDED ONE EIGHTH SHARES BY THE OWNERS OF THE LOTS 70-73 AND LOTS 77-80 HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND INDIVIDUAL RECORDS OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.

THAT LOT 3018 HEREON (LEGAL ACCESS) BE HELD TO SIX UNDIVIDED ONE SIXTH SHARES BY THE OWNERS OF THE LOTS 125-130 HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND INDIVIDUAL RECORDS OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.

THAT LOT 3019 HEREON (LEGAL ACCESS) BE HELD TO TWO UNDIVIDED ONE-HALF SHARES BY THE OWNERS OF THE LOTS 159-160 HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND INDIVIDUAL RECORDS OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.

THAT LOT 3020 HEREON (LEGAL ACCESS) BE HELD TO THREE UNDIVIDED ONE THIRD SHARES BY THE OWNERS OF THE LOTS 179-181 HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND INDIVIDUAL RECORDS OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.

THAT LOT 3021 HEREON (LEGAL ACCESS) BE HELD TO SIX UNDIVIDED ONE SIXTH SHARES BY THE OWNERS OF THE LOTS 309-311 AND LOTS 314-316 HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND INDIVIDUAL RECORDS OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.

THAT LOT 3022 HEREON (LEGAL ACCESS) BE HELD TO FOUR UNDIVIDED ONE FORTH SHARES BY THE OWNERS OF THE LOTS 344-345 AND LOTS 348-349 HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND INDIVIDUAL RECORDS OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.

THAT LOT 3023 HEREON (LEGAL ACCESS) BE HELD TO TWO UNDIVIDED ONE HALF SHARES BY THE OWNERS OF THE LOTS 419-420 HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND INDIVIDUAL RECORDS OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.

THAT LOT 3024 HEREON (LEGAL ACCESS) BE HELD TO THREE UNDIVIDED ONE THIRD SHARES BY THE OWNERS OF THE LOTS 427-429 HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND INDIVIDUAL RECORDS OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.

THAT LOT 3025 HEREON (LEGAL ACCESS) BE HELD TO FIVE UNDIVIDED ONE FIFTH SHARES BY THE OWNERS OF THE LOTS 463-467 HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND INDIVIDUAL RECORDS OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.

THAT LOT 3026 HEREON (LEGAL ACCESS) BE HELD TO TWO UNDIVIDED ONE SECOND SHARES BY THE OWNERS OF THE LOTS 488-489 HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND INDIVIDUAL RECORDS OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.

THAT LOT 3027 HEREON (LEGAL ACCESS) BE HELD TO THREE UNDIVIDED ONE THIRD SHARES BY THE OWNERS OF THE LOT 494 AND LOTS 497-498 HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND INDIVIDUAL RECORDS OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.

THAT LOT 3028 HEREON (LEGAL ACCESS) BE HELD TO FOUR UNDIVIDED ONE FORTH SHARES BY THE OWNERS OF THE LOTS 501-502 AND LOTS 505-506 HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND INDIVIDUAL RECORDS OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.

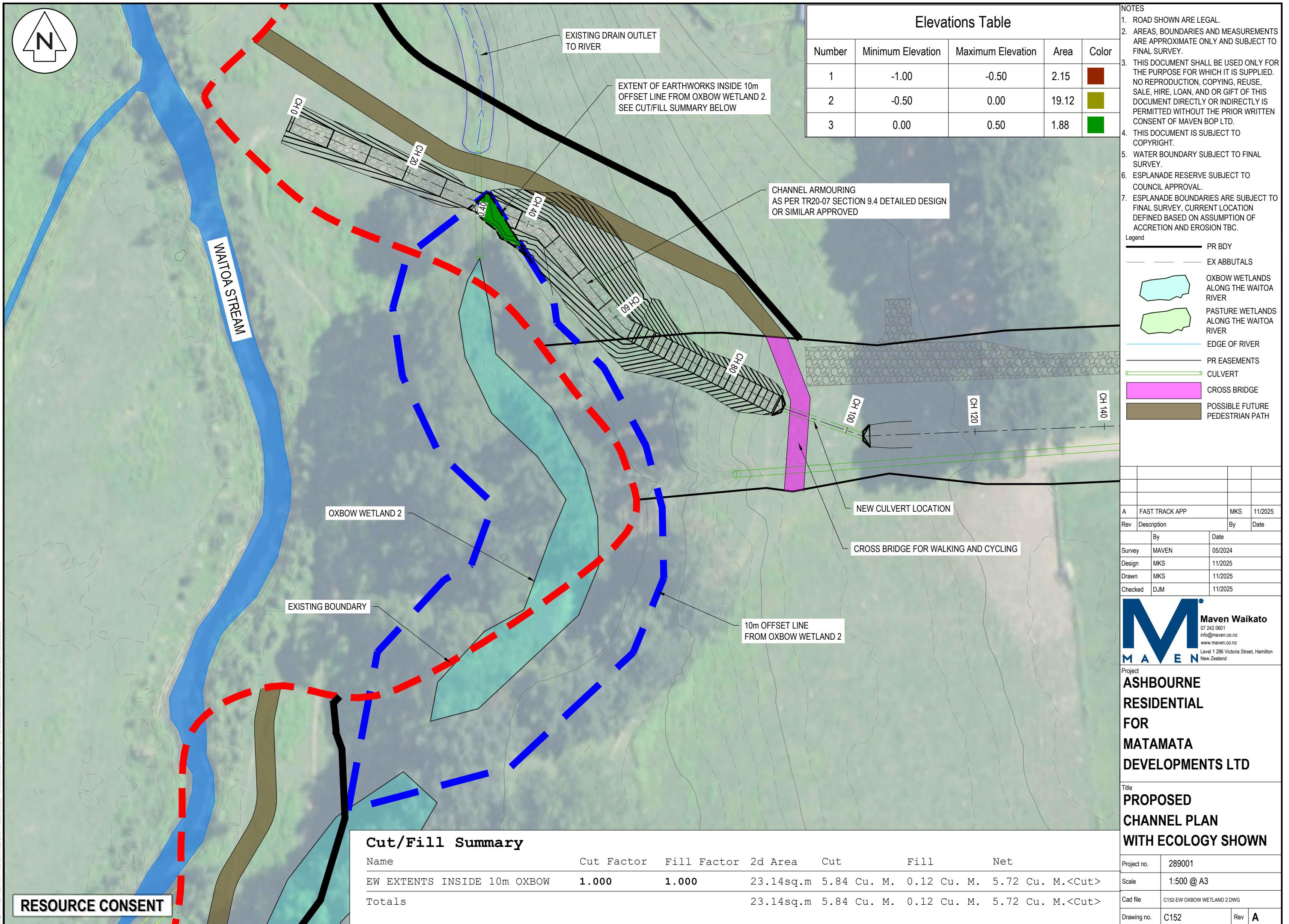
OTHER

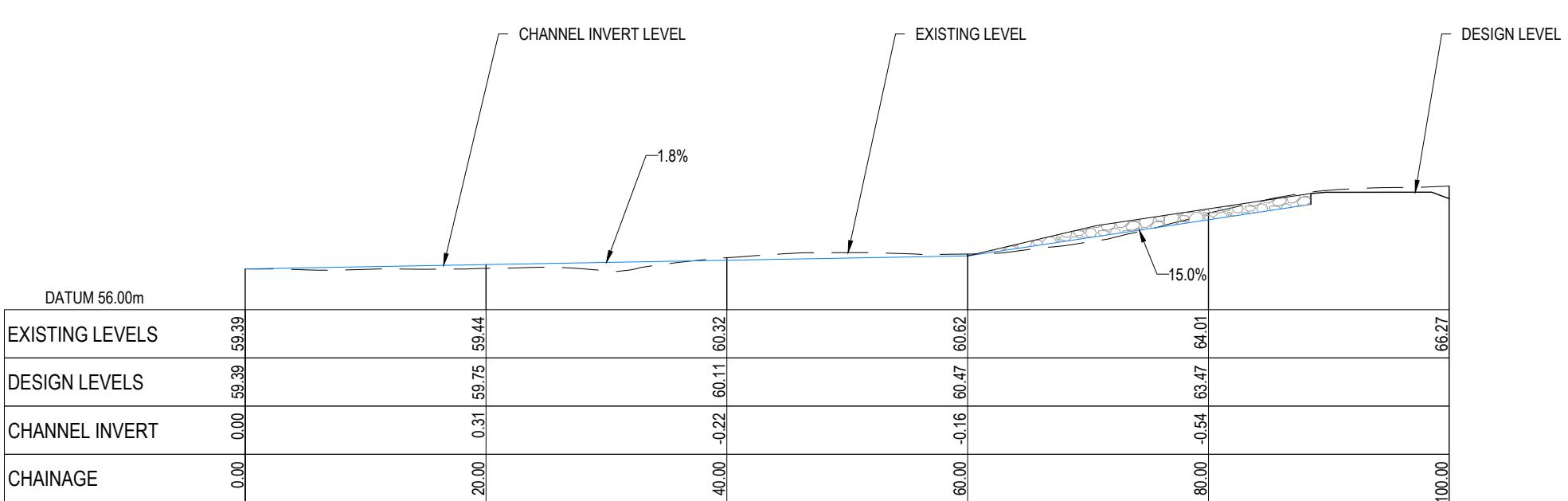
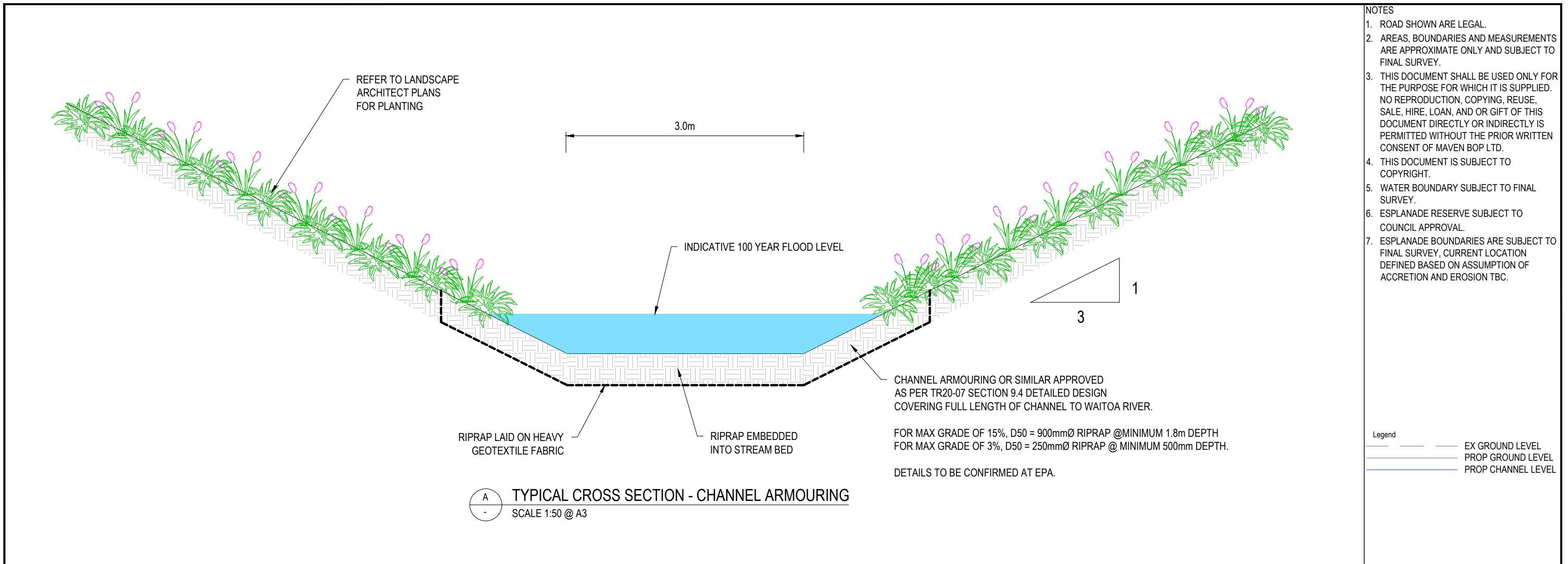
LOTS 3001-3015 AND LOTS 3032-3034 HEREON VESTS ON DEPOSIT FOR ROAD IN MATAMATA PIAKO DISTRICT COUNCIL.

LOTS 4001-4005 HEREON ARE LOCAL PURPOSE RESERVE (STORMWATER) TO VEST IN MATAMATA PIAKO DISTRICT COUNCIL.

LOTS 5001-5002 HEREON ARE LOCAL PURPOSE RESERVE (WASTEWATER) TO VEST IN MATAMATA PIAKO DISTRICT COUNCIL.

LOT 1001 HEREON VESTS ON DEPOSIT FOR RECREATION RESERVE IN MATAMATA PIAKO DISTRICT COUNCIL.





NOTES

- ROAD SHOWN ARE LEGAL.
- AREAS, BOUNDARIES AND MEASUREMENTS ARE APPROXIMATE ONLY AND SUBJECT TO FINAL SURVEY.
- THIS DOCUMENT SHALL BE USED ONLY FOR THE PURPOSE FOR WHICH IT IS SUPPLIED. NO REPRODUCTION, COPYING, REUSE, SALE, HIRE, LOAN, AND OR GIFT OF THIS DOCUMENT DIRECTLY OR INDIRECTLY IS PERMITTED WITHOUT THE PRIOR WRITTEN CONSENT OF MAVEN BOP LTD.
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- WATER BOUNDARY SUBJECT TO FINAL SURVEY.
- ESPLANADE RESERVE SUBJECT TO COUNCIL APPROVAL.
- ESPLANADE BOUNDARIES ARE SUBJECT TO FINAL SURVEY, CURRENT LOCATION DEFINED BASED ON ASSUMPTION OF ACCRETION AND EROSION TBC.

Legend

- EX GROUND LEVEL
- PROP GROUND LEVEL
- PROP CHANNEL LEVEL

A	FAST TRACK APP	MKS	11/2025
Rev	Description	By	Date
	By		Date
Survey	MAVEN		05/2024
Design	MKS		11/2025
Drawn	MKS		11/2025
Checked	DJM		11/2025

M Maven Waikato
07 242 0601
info@maven.co.nz
www.maven.co.nz
Level 1 226 Victoria Street, Hamilton
New Zealand

Project
**ASHBOURNE
RESIDENTIAL
FOR
MATAMATA
DEVELOPMENTS LTD**

Title
**PROPOSED
CHANNEL ARMOURING
DETAILS**

Project no.	289001
Scale	AS SHOWN
Cad file	C152-EW OXBOW WETLAND 2.DWG
Drawing no.	C152-1

RESOURCE CONSENT



NOTES

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The figure is a detailed site plan for a proposed development, likely a residential and commercial complex. The plan includes the following key features and labels:

- North Arrow:** A circular North arrow is located in the top left corner.
- STATION ROAD:** A major road running through the site, with labels "STATION ROAD" appearing in two locations.
- STAGE 1:** The first stage of development, shown as a large rectangular area.
- STAGE 2:** The second stage of development, an L-shaped area extending from Stage 1.
- STAGE 3:** The third stage of development, a large rectangular area.
- STAGE 4:** The fourth stage of development, a large rectangular area.
- STAGE 5:** The fifth stage of development, a large rectangular area.
- STAGE 6:** The sixth stage of development, a large rectangular area.
- STAGE 7:** The seventh stage of development, a large rectangular area.
- STAGE 8:** The eighth stage of development, a large rectangular area.
- PROPOSED RETIREMENT VILLAGE:** A large area shaded with a diagonal hatching pattern, representing a proposed residential complex.
- PROPOSED GREENWAY:** A long, narrow strip of land running along the southern edge of the site, labeled "PROPOSED GREENWAY".
- PROPOSED SOUTHERN SOLAR FARM:** A large area shaded with a vertical hatching pattern, representing a proposed solar farm.
- LOT 4003 40460m²:** A specific land lot labeled "LOT 4003 40460m²".
- ESPLANADE RESERVE TO VEST IN MPDC (20m WIDE APPROX.):** Two labels indicating proposed esplanade reserves to be vested in MPDC, located on the western and southern boundaries.
- BALANCE LOT:** A label for the remaining land area after the proposed developments.
- Landmarks and Points:** Various points are marked with letters: JJ, GG, KK, HH, and DD.
- LAND USE CONSENT:** A label in the bottom left corner.

LEGEND

E	FAST TRACK APP	GMT	11/2025
D	FAST TRACK APP	MKS	06/2025
C	FAST TRACK APP	YG	06/2025
B	FAST TRACK APP	MKS	06/2025
Rev	Description	By	Date
	By	Date	
Survey	MAVEN	05/2024	
Design	MKS	05/2025	
Drawn	MKS	05/2025	
Checked	DJM	05/2025	

Project
**ASHBOURNE
RESIDENTIAL
FOR
MATAMATA
DEVELOPMENTS LTD**

Title
**PROPOSED
LAND USE CONSENT
OVERVIEW PLAN**

Project no.	289001		
Scale	1:6000 @ A3		
Cad file	C160-LUC PLAN.DWG		
Drawing no.	C160	Rev	E









STAGE 4

STAGE 2B FUTURE STAGE

STAGE 3

STAGE 2C FUTURE STAGE

STAGE 2A

LOT 30
4242

ROAD TO

STAGE 1
COMPLETE

ROAD 9

PEAKEDALE DRIVE

LOT 18
DP 58442

LOT 1
DP 584

1

DWELLING TYPOLOGY



LEGE

EX BDY
PR BDY
STAGE BDY

C	FAST TRACK APP	YG	06/2025
B	FAST TRACK APP	MKS	06/2025
A	FAST TRACK APP	MKS	05/2025
Rev	Description	By	Date
584	By	Date	
Survey	MAVEN	05/2024	
Design	MKS	05/2025	
Drawn	MKS	05/2025	

Project
**ASHBOURNE
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FOR
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DEVELOPMENTS LTD**

Title
**PROPOSED
LAND USE CONSENT
STAGE 2A**

Project no.	289001		
Scale	1:1000 @ A3		
Cad file	C160-LUC PLAN.DWG		
Drawing no.	C160-2A	Rev	C





STAGE 2B COMPLETED

STAGE 2A
COMPLETE

STAGE 3 FUTURE STAGE

ROAD TO
VESTED
MPDC

5/5

STAGE 20

ROAD 1

STAGE
COMPLET

DWELLING TYPOLOGY

LEGEND

EX BDY
PR BDY
STAGE BDY

C	FAST TRACK APP	YG	06/2025
B	FAST TRACK APP	MKS	06/2025
A	FAST TRACK APP	MKS	05/2025
Rev	Description	By	Date
	By	Date	
Survey	MAVEN	05/2024	
Design	MKS	05/2025	
Drawn	MKS	05/2025	



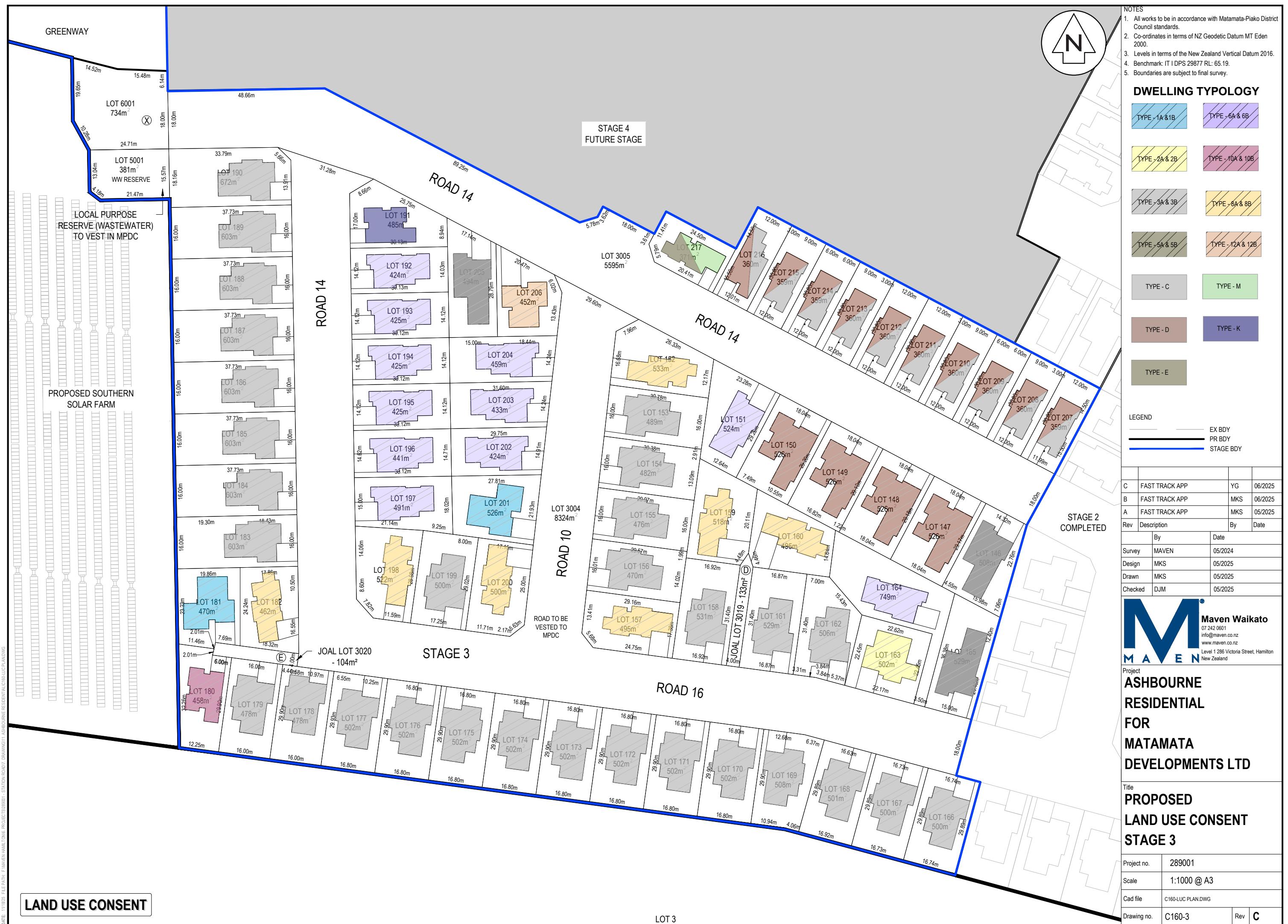
Maven Waikato
 07 242 0601
info@maven.co.nz
www.maven.co.nz
 Level 1 286 Victoria Street, Hamilton
 New Zealand

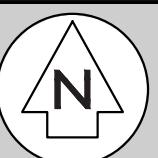
Project
**ASHBOURNE
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FOR
MATAMATA
DEVELOPMENTS LTD**

Title
**PROPOSED
LAND USE CONSENT
STAGE 2C**

Project no.	289001		
Scale	1:750 @ A3		
Cad file	C160-LUC PLAN.DWG		
Drawing no.	C160-2C	Rev	C

LAND USE CONSENT





STAGE 6 FUTURE STAGE

STAGE 5 FUTURE STAGE

STAGE 3
COMPLETED

LAND USE CONSENT

DP 393306

NOTES

works to be in accordance with Matamata-Piako District Council standards.
ordinates in terms of NZ Geodetic Datum MT Eden
s in terms of the New Zealand Vertical Datum 2016.
mark: IT | DPS 29877 RL: 65.19.
boundaries are subject to final survey.
1002 Refer to Commercial Node Architecture Design
age for details.

DWELLING TYPOLOGY

TYPE - A	TYPE - H
TYPE - C	TYPE - K
TYPE - D	TYPE - M
TYPE - E	TYPE - L
TYPE - I	TYPE - N
TYPE - 9A & 9B	TYPE - 10A & 10B
TYPE - 7A & 7B	TYPE - 8A & 8B
TYPE - 5A & 5B	TYPE - 12A & 12B

LEGEND

EX BDY
PR BDY
STAGE BDY
LOT# 1002

D	FAST TRACK APP	GNT	11/2025
C	FAST TRACK APP	YG	06/2025
B	FAST TRACK APP	MKS	06/2025
A	FAST TRACK APP	MKS	05/2025
Rev	Description	By	Date
	By	Date	
Survey	MAVEN	05/2024	
Design	MKS	05/2025	
Drawn	MKS	05/2025	
Checked	DJM	05/2025	

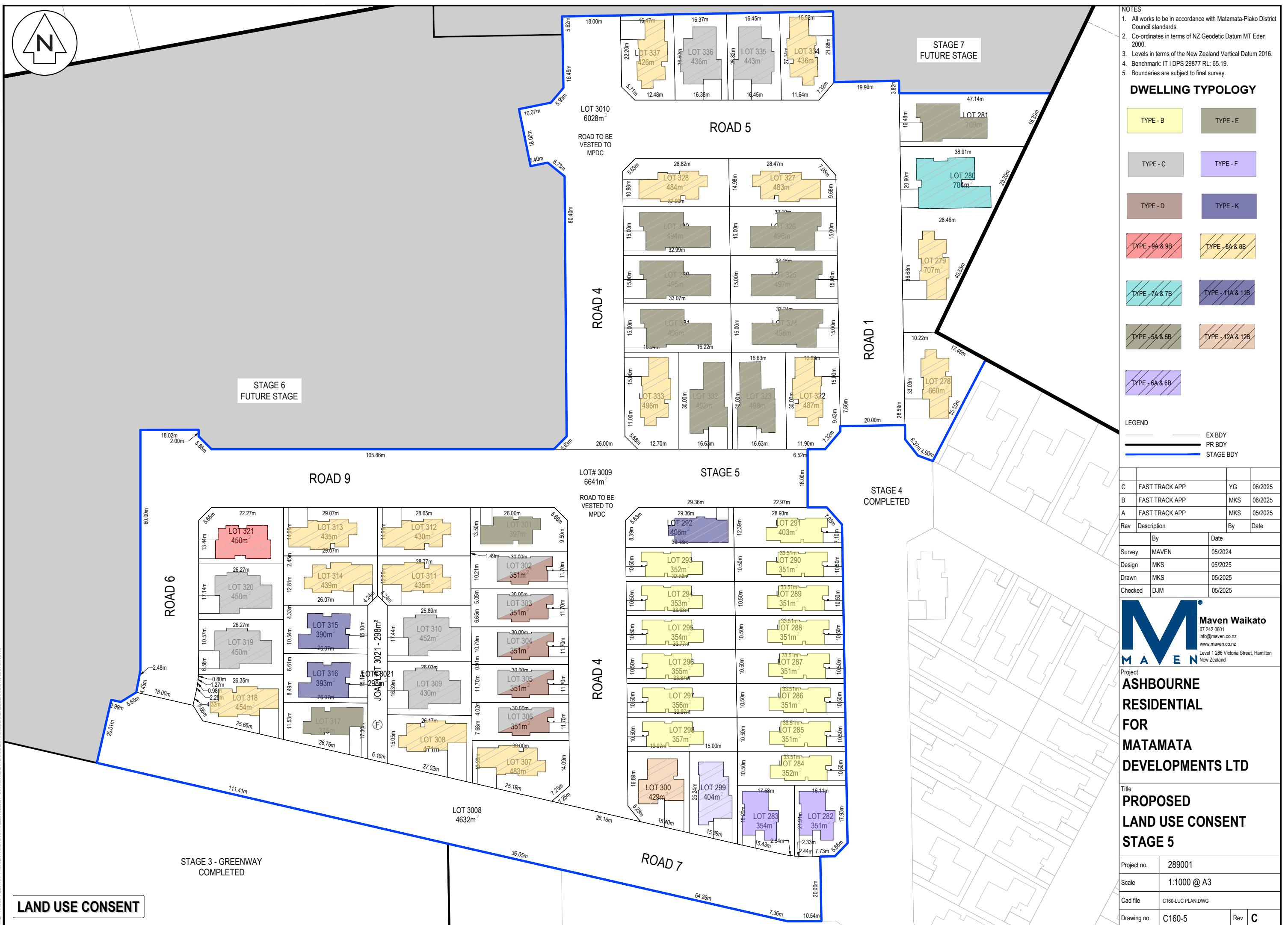
Project
**ASHBOURNE
RESIDENTIAL
FOR
MATAMATA
DEVELOPMENTS LTD**

Title
**PROPOSED
LAND USE CONSENT
STAGE 4**

Project no.	289001		
Scale	1:1250 @ A3		
Cad file	C160-LUC PLAN.DWG		
Drawing no.	C160-4	Rev	D



LAND USE CONSENT



NOTES

1. All works to be in accordance with Matamata-Piako District Council standards.
2. Co-ordinates in terms of NZ Geodetic Datum MT Eden 2000.
3. Levels in terms of the New Zealand Vertical Datum 2016.
4. Benchmark: IT DPS 29877 RL: 65.19.
5. Boundaries are subject to final survey.

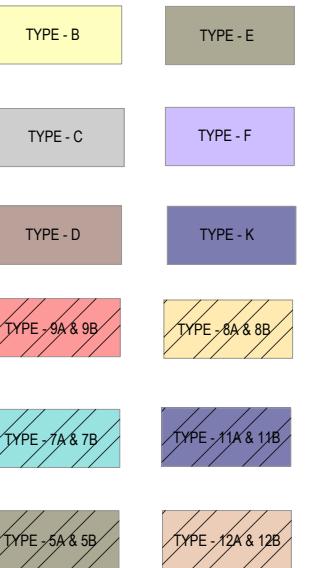
DWELLING TYPOLOGY

DWELLING TYPOLOGY

For more information, contact the Office of the Vice President for Research and the Office of the Vice President for Student Affairs.

100% of the time

DWELLING TYPOLOGY



	EX BDY
	PR BDY
	STAGE BDY

	FAST TRACK APP	MKS	06/2025
	FAST TRACK APP	MKS	05/2025
	Description	By	Date
		By	Date
vey	MAVEN	05/2024	
ign	MKS	05/2025	
wn	MKS	05/2025	

cked | DJM | 05/2025

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07 242 0601
info@maven.co.nz
www.maven.co.nz
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PROPOSED AND USE CONSENT STAGE 5

ject no.	289001		
le	1:1000 @ A3		
file	C160-LUC PLAN.DWG		
wing no.	C160-5	Rev	C



LOT 17
DP 562902

STAGE 7 FUTURE STAGE

PROPOSED RETIREMENT VILLAGE

LOT 2
DP 21055

STAGE 3 - GREENWA
COMPLETED

LOT 4003
40460m²

LAND USE CONSENT

18.82m 18.99m

ROAD 5

ROAD
BE VES
TO MP

ROAD

LOT 3011
9067m²
ROAD TO BE
VESTED TO
MPDC

1.12m

ROAD 6

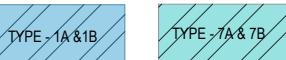
10.86m 4.35m 3011

STAGE
COMPLÉTÉ

NOTES

1. All works to be in accordance with Matamata-Piako District Council standards.
2. Co-ordinates in terms of NZ Geodetic Datum MT Eden 2000.
3. Levels in terms of the New Zealand Vertical Datum 2016.
4. Benchmark: IT I DPS 29877 RL: 65.19.
5. Boundaries are subject to final survey.

DWELLING TYPOLOGY



LEGEND

EX BDY
PR BDY
STAGE BDY

D	FAST TRACK APP	GNT	11/2025
C	FAST TRACK APP	YG	06/2025
B	FAST TRACK APP	MKS	06/2025
A	FAST TRACK APP	MKS	05/2025
Rev	Description	By	Date
	By	Date	
Survey	MAVEN	05/2024	
Design	MKS	05/2025	
Drawn	MKS	05/2025	
Checked	DIM	05/2025	



Maven Waikato
07 242 0601
info@maven.co.nz
www.maven.co.nz
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Project
**ASHBOURNE
RESIDENTIAL
FOR
MATAMATA
DEVELOPMENTS LTD**

Title
**PROPOSED
LAND USE CONSENT
STAGE 6**

Project no.	289001		
Scale	1:1000 @ A3		
Cad file	C160-LUC PLAN.DWG		
Drawing no.	C160-6	Rev	D





NOTES

1. All works to be in accordance with Matamata-Piako District Council standards.
2. Co-ordinates in terms of NZ Geodetic Datum MT Eden 2000.
3. Levels in terms of the New Zealand Vertical Datum 2016.
4. Benchmark: IT DPS 29877 RL: 65.19.
5. Boundaries are subject to final survey.

DWELLING TYPOLOGY

LEGEND



EX BDY

PR BDY

STAGE BDY

FAST TRACK APP	YG	06/2025	
FAST TRACK APP	MKS	06/2025	
FAST TRACK APP	MKS	05/2025	
Description	By	Date	
	By	Date	
vey	MAVEN	05/2024	
ign	MKS	05/2025	
wn	MKS	05/2025	
cked	DJM	05/2025	

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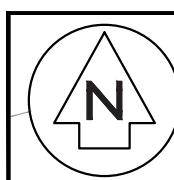
PROPOSED CHEME PLAN STAGE 8

ject no.	289001		
le	1:2500 @ A3		
file	C160-LUC PLAN.DWG		
wing no.	C160-8	Rev	C

LAND USE CONSENT

DATE: 11/18/25 FILE PATH: F:\MAVEN\HAMILTON6_PROJECTS\289001 - STATION ROAD\7. DRAWING\11.ASHBOURNE RESIDENTIAL\160-LUC PLANDWG





STATION ROAD

LOT 1
DP 404835

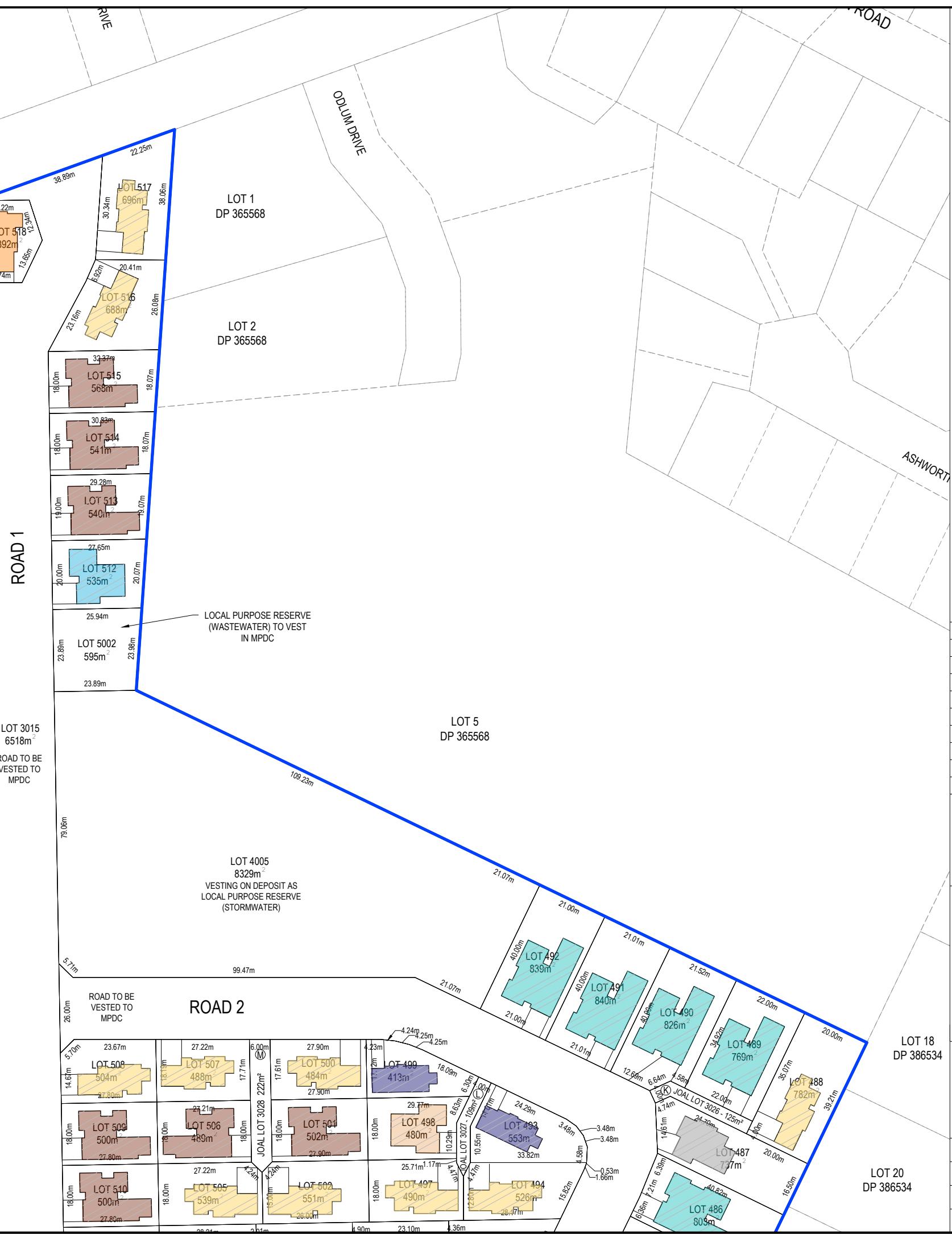
LOT 2
DP 404835

LOT 3
DP 404835

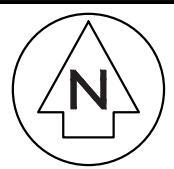
STAGE 7
COMPLETED

VESTING ON DEPOSIT AS LOCAL

LAND USE CONSENT







STAGE 2

ELDONWOOD DRIVE

PEAKEDALE DRIVE

STAGE 1

LOT 77
DP 07627

Notes

1. All works to be in accordance with Waikato Regional Council Erosion and Sediment Control: guidelines for soil disturbing activities TR 2009/02.
2. Co-ordinates in terms of NZ Geodetic Datum NZTM 2000.
3. Levels in terms of New Zealand Vertical Datum 2016.
4. Benchmark: IT I DPS 29877 RL: 65.51.
5. Boundaries are subject to final survey.
6. It is the Contractors responsibility to locate all services that may be affected by his operations.
7. The Contractors shall obtain all necessary approval from utility operators before commencing work under or near their services.
8. Contours are shown at 0.5m minor and 2.5m major.
9. Sub-staging boundaries can be found from C230-1.

Legend

EX BDY
PR BDY
PR MAJOR CONTOUR
PR MINOR CONTOUR
PR EXTENT WORK
PR SUBSTAGE BDY

D	FAST TRACK APP	RJM	11/2025
C	FAST TRACK APP	MKS	06/2025
B	FAST TRACK APP	MKS	05/2025
A	FAST TRACK APP	DJM	04/2025
Rev	Description		By Date
	By	Date	
Survey	MAVEN	05/2024	
Design	MKS	10/2024	
Drawn	MKS	10/2024	
Checked	DJM	06/2025	



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DEVELOPMENTS LTD**

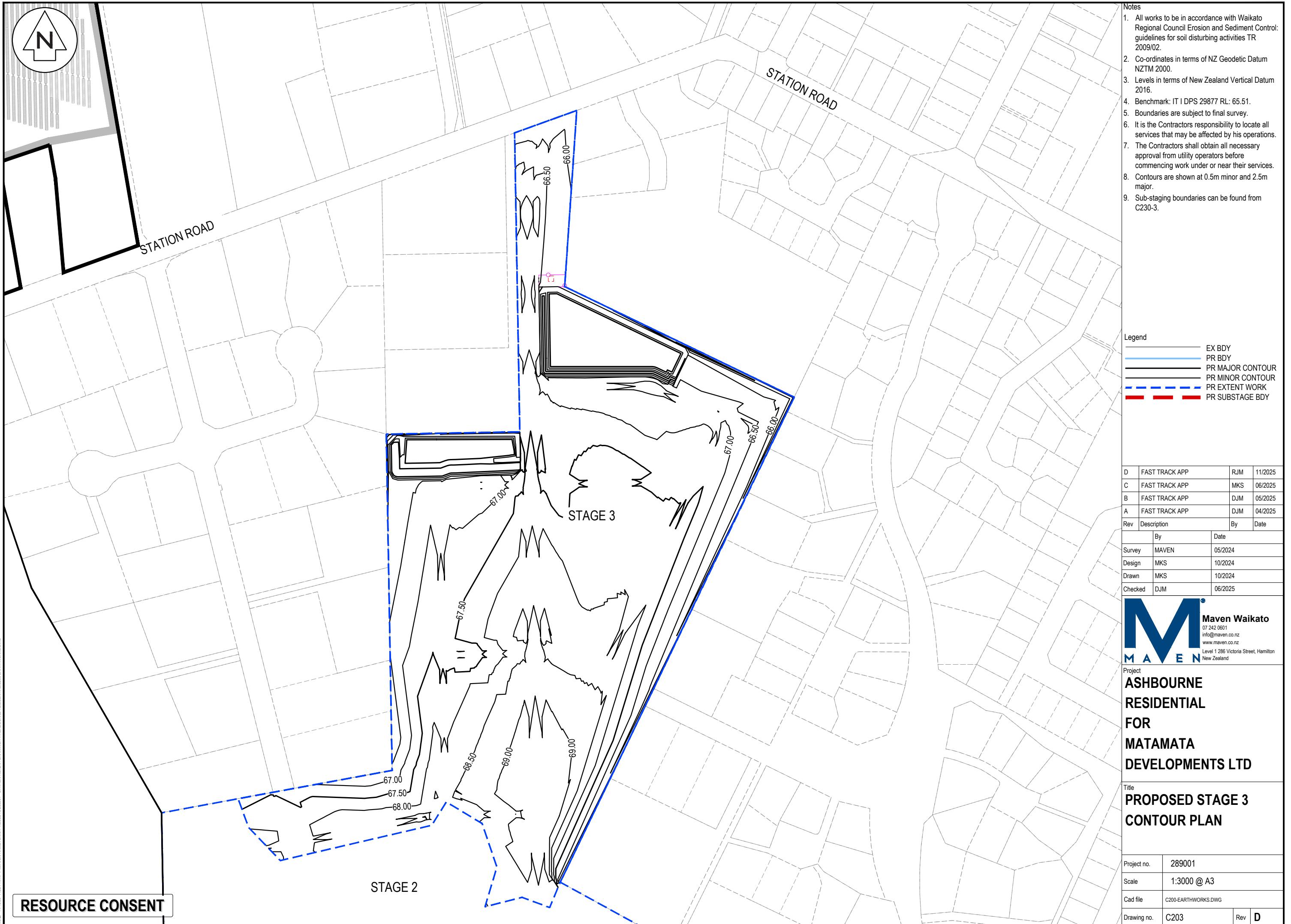
Title
**PROPOSED STAGE 1
CONTOUR PLAN**

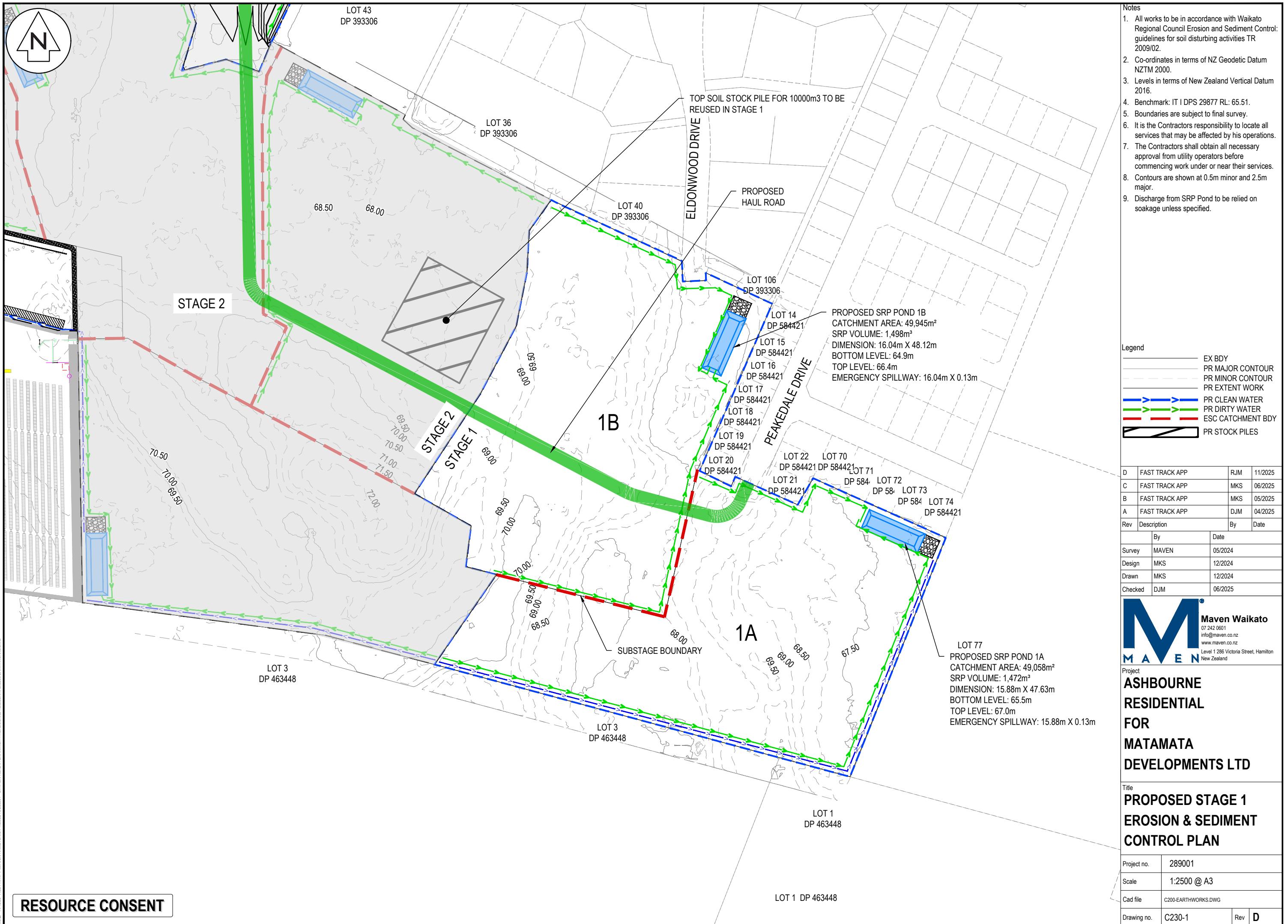
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Cad file	C200-EARTHWORKS.DWG
Drawing no.	C201

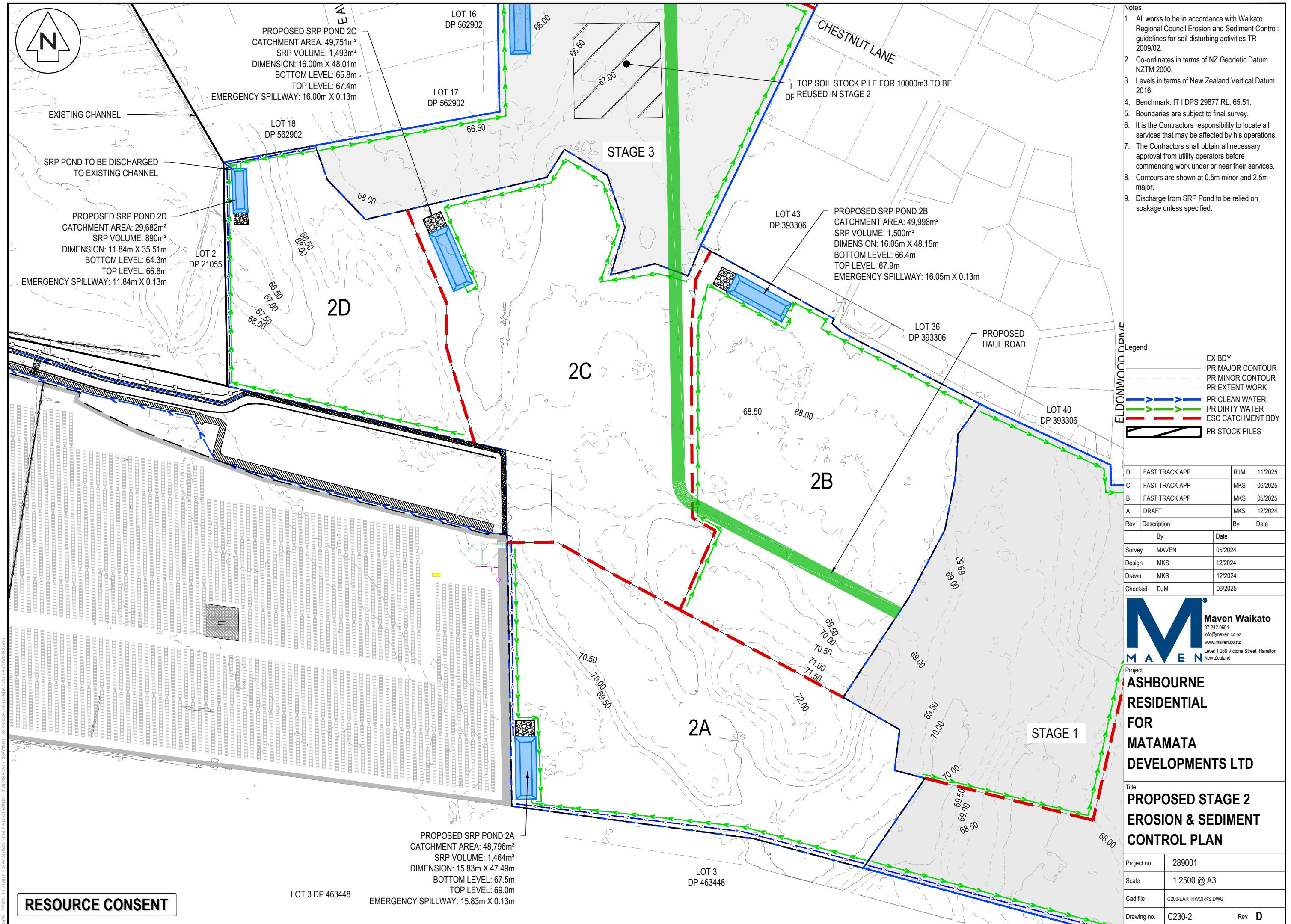
Rev

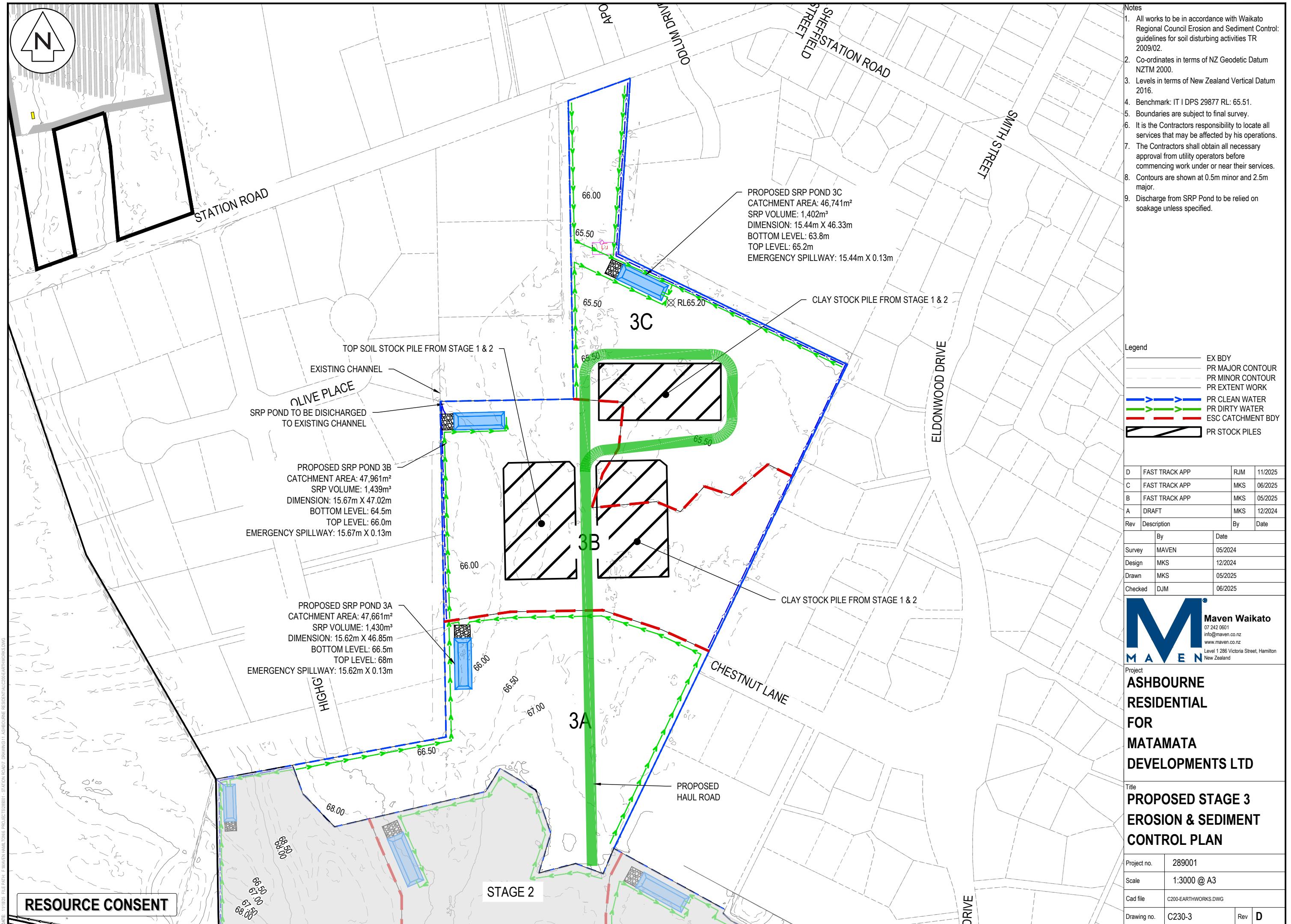
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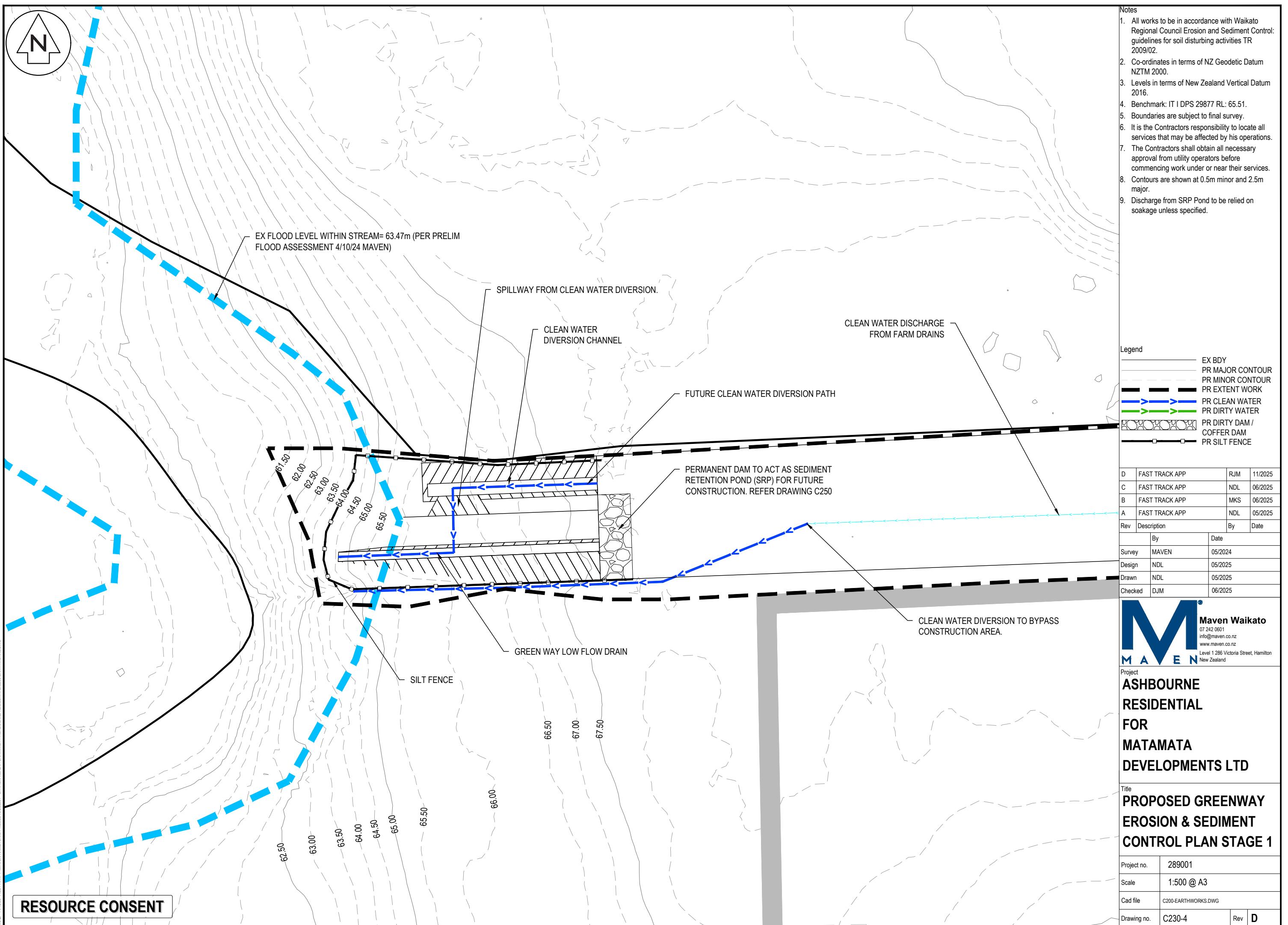














✓ CONNECT CLEAN WATER DIVERSION TO DISCHARGE IN STAGE 1

DAM TO BE USED IN STAGE 2 AS SEDIMENT
RETENTION POND (SRP) TO SERVICE 1Ha
WORKING AREA
CATCHMENT AREA: 10,000m²
SRP VOLUME: 300m³
BOTTOM LEVEL: 64.78m
TOP LEVEL: 66.0m

CLEAN WATER DIVERSION CHANNEL

CLEAN WATER DISCHARGE FROM FARM DRAINS

- AT COMPLETION OF STAGE 2 DAM TO BE REFURBISHED AS COFFER DAM TO ALLOW FOR LOW FLOWS

CONNECT CLEAN WATER DIVERSION TO STAGE 1

GREEN WAY LOW FLOW DRAIN

CLEAN WATER DIVERSION TO BYPASS CONSTRUCTION AREA

CLEAN WATER

CLEAN WATER DISCHARGE FROM
FARM DRAIN (FD2)

Legend

EX BDY
PR MAJOR CONTOUR
PR MINOR CONTOUR
PR EXTENT WORK
PR CLEAN WATER
PR DIRTY WATER
PR DIRTY DAM /
COFFER DAM
PR SILT FENCE

D	FAST TRACK APP	RJM	11/2025
C	FAST TRACK APP	NDL	06/2025
B	FAST TRACK APP	MKS	06/2025
A	FAST TRACK APP	NDL	05/2025
Rev	Description	By	Date
	By	Date	
Survey	MAVEN	05/2024	
Design	NDL	05/2025	
Drawn	NDL	06/2025	
Checked	DJM	06/2025	



Project
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PROPOSED GREENWAY EROSION & SEDIMENT CONTROL PLAN STAGE 2

Project no.	289001		
Scale	1:1000 @ A3		
Cad file	C200-EARTHWORKS.DWG		
Drawing no.	C230-5	Rev	D

RESOURCE CONSENT



- TEMPORARY DECANTING SANDBAG BUND. (DSB-A)
FOR STAGE 3A (0.4 Ha WORKING AREA)
TO STOP SEDIMENT RUNNING THROUGH TO
PREVIOUS STAGES.
CATCHMENT AREA: 0.4m²
DSB-A VOLUME 120m³
BOTTOM LEVEL: 65.00m
TOP LEVEL: 66.20m

CLEAN WATER DIVERSION CHANNEL

CLEAN WATER DIVERSION CHANNEL

TEMPORARY DECANTING SANDBAG BUND. (DSB-B)
FOR STAGE 3B (0.2 Ha WORKING AREA) TO STOP
SEDIMENT RUNNING THROUGH TO PREVIOUS
STAGES.
CATCHMENT AREA: 0.4m²
DSB-B VOLUME 120m³
BOTTOM LEVEL: 65.00m
TOP LEVEL: 66.20m

RIP RAP TO BE INSTALLED TO
ALLOW FD1 & FD2 TO DISCHARGE
INTO LOW FLOW DRAIN.

DIVERT CLEAN RUNOFF FROM FD2
THROUGH CLEAN WATER DIVERSION BUND

**FARM DRAIN TO REMAIN IN
THIS STAGE.**

卷之三

RESOURCE CONSENT

Notes

All works to be in accordance with Waikato Regional Council Erosion and Sediment Control: guidelines for soil disturbing activities TR 2009/02.

Co-ordinates in terms of NZ Geodetic Datum NZTM 2000.

Levels in terms of New Zealand Vertical Datum 2016.

Benchmark: IT | DPS 29877 RL: 65.51.

Boundaries are subject to final survey.

It is the Contractors responsibility to locate all services that may be affected by his operations.

The Contractors shall obtain all necessary approval from utility operators before commencing work under or near their services.

Contours are shown at 0.5m minor and 2.5m major.

Discharge from SRP Pond to be relied on soakage unless specified.

Legend

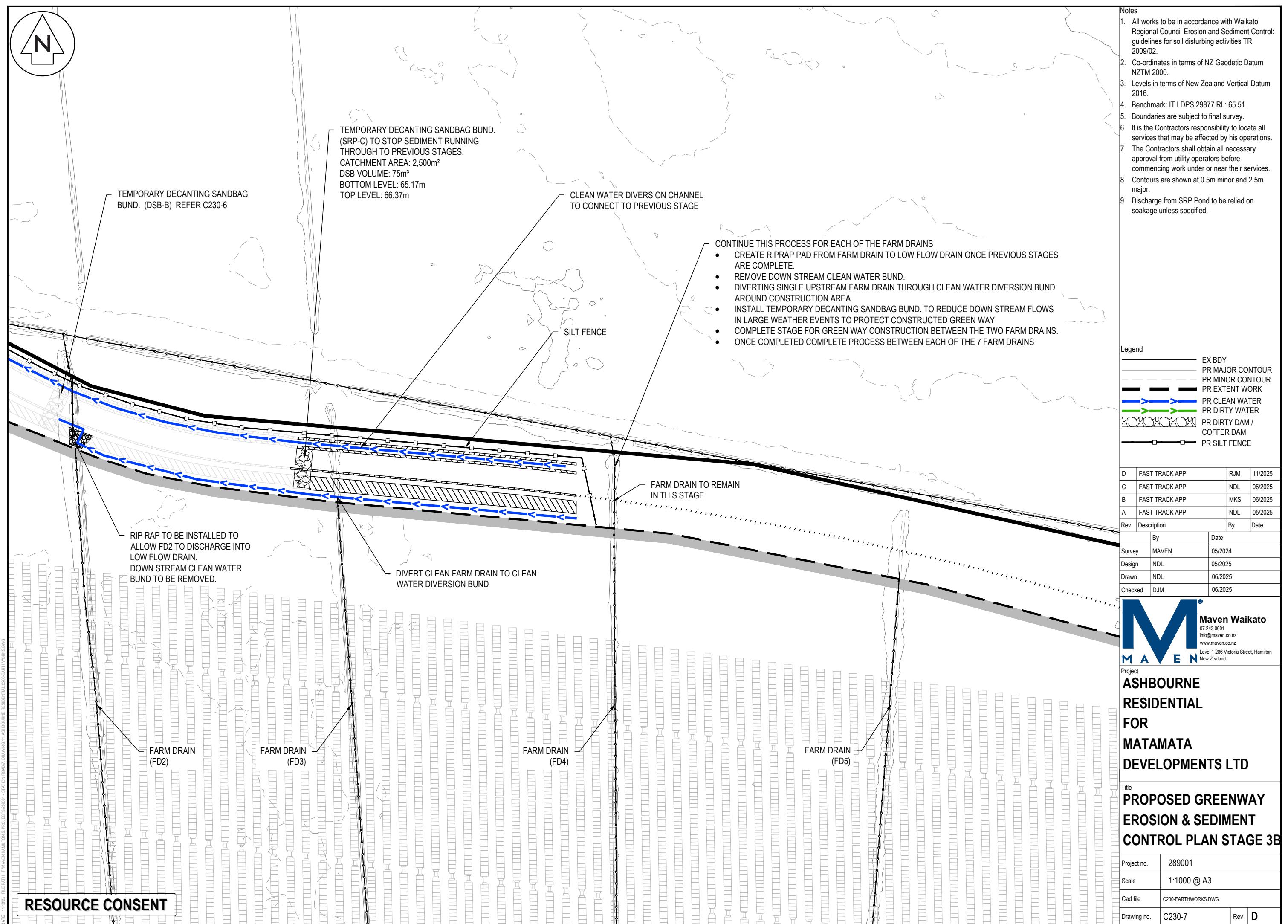
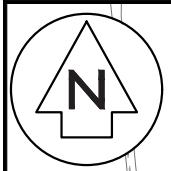
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FAST TRACK APP	MKS	06/2025
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esign	NDL	05/2025
rawn	NDL	06/2025
checked	DJM	06/2025

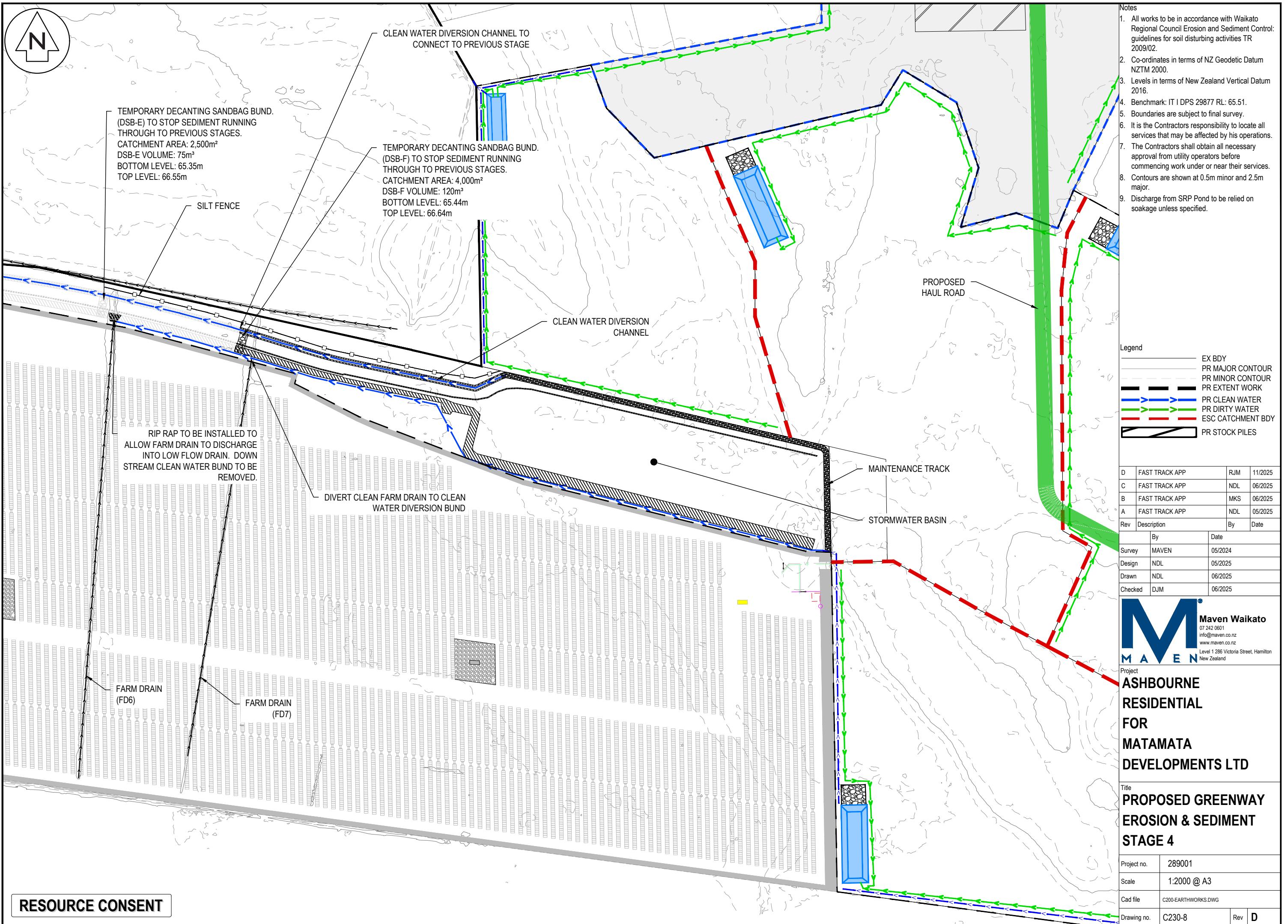


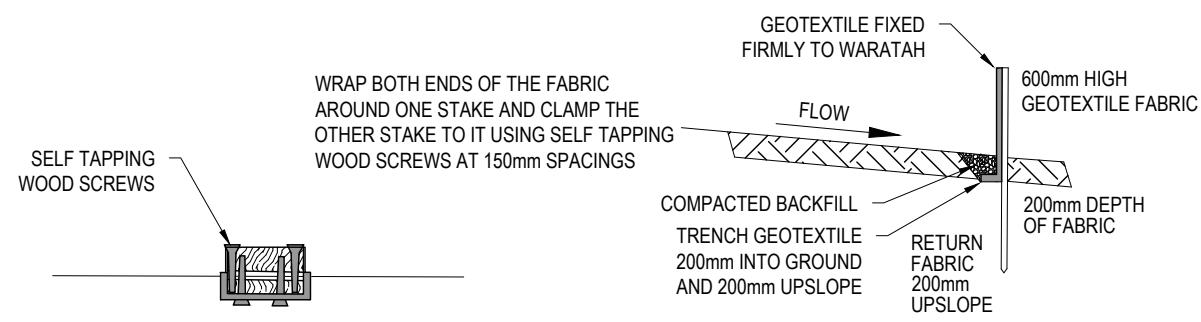
Project
ASHBOURNE
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PROPOSED GREENWAY EROSION & SEDIMENT CONTROL PLAN STAGE 3A

Project no.	289001		
Scale	1:1000 @ A3		
cad file	C200-EARTHWORKS.DWG		
Drawing no.	C230-6	Rev	D





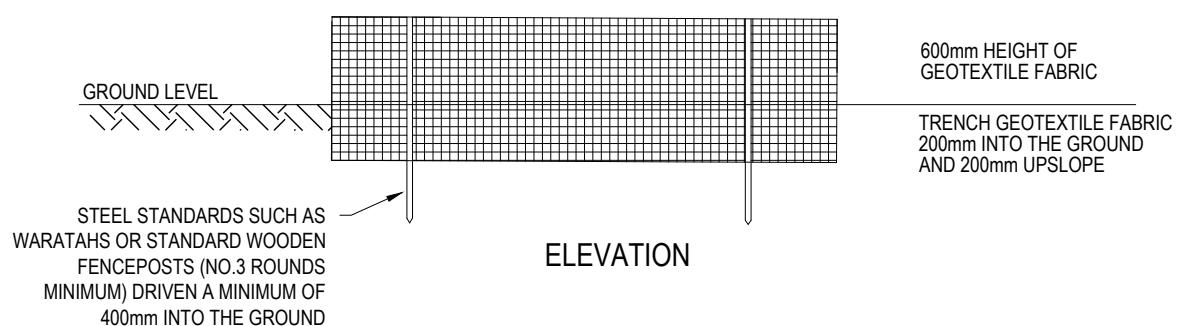


STANDARD DETAIL

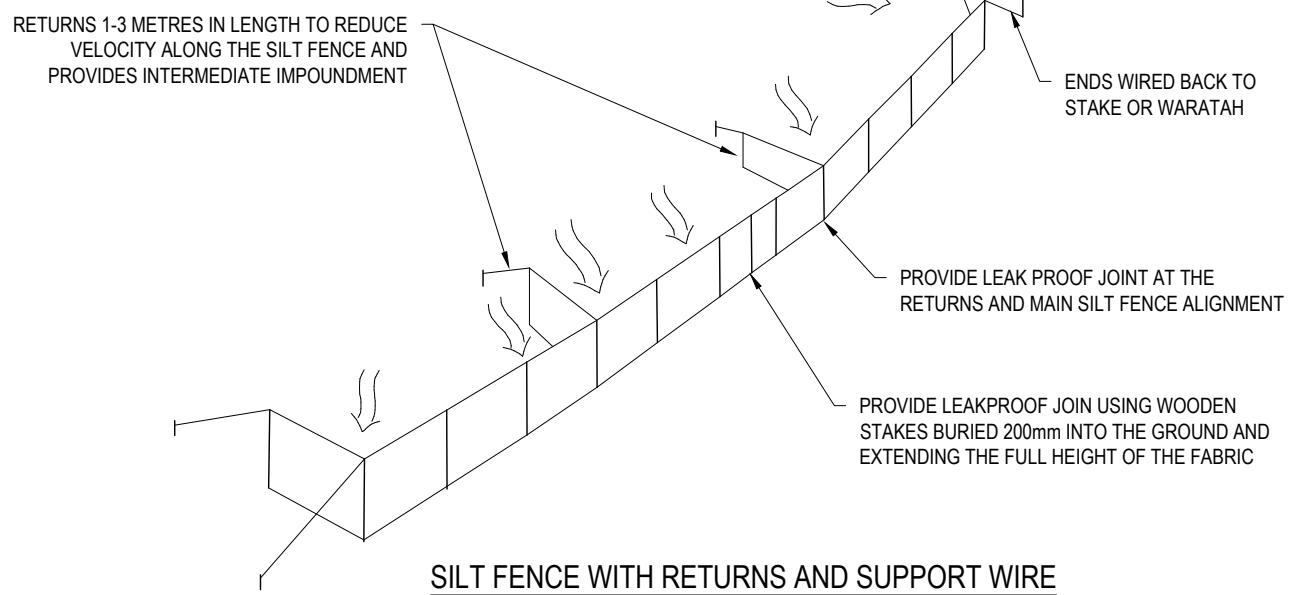
CROSS SECTION

FABRIC JOIN

POST SPACING CAN BE INCREASED FROM 2 METRES TO 4 METRES IF SUPPORTED BY A 2.5mm DIAMETER HIGH TENSILE WIRE ALONG THE TOP WITH CLIPS EVERY 200mm



ELEVATION



SILT FENCE WITH RETURNS AND SUPPORT WIRE

B	FAST TRACK APP	MKS	06/2025
A	DRAFT	MKS	12/2024
Rev	Description	By	Date
	By	Date	
Survey	MAVEN	05/2024	
Design	MKS	10/2024	
Drawn	MKS	10/2024	
Checked	DJM	06/2025	

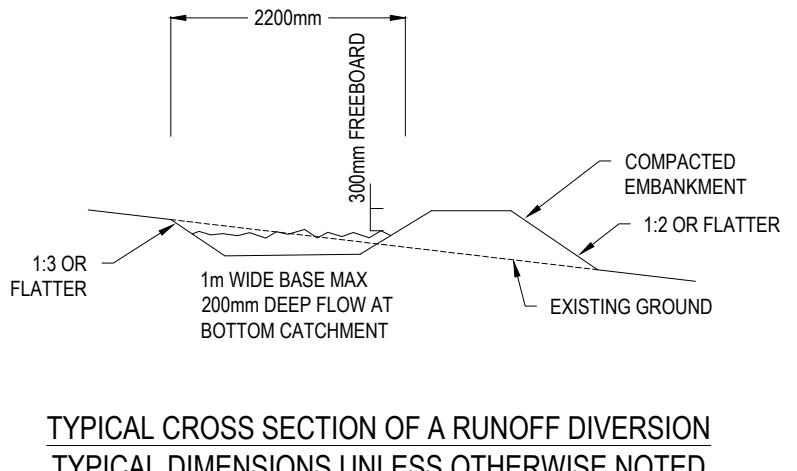
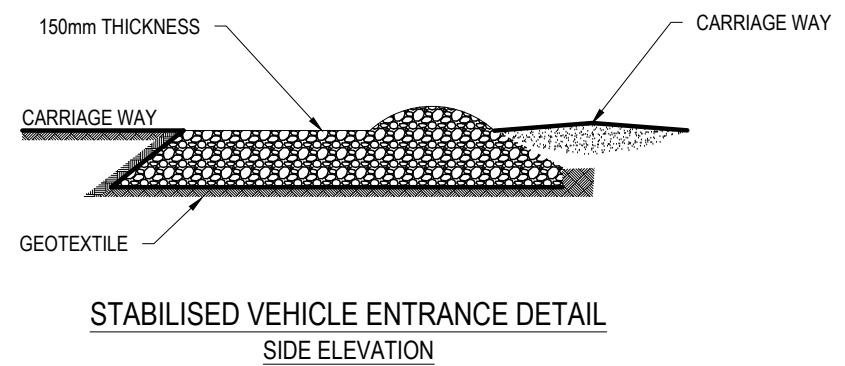
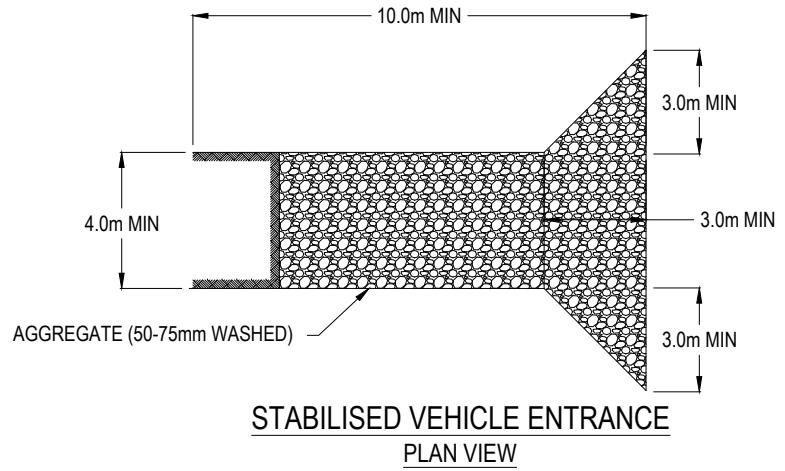


Project
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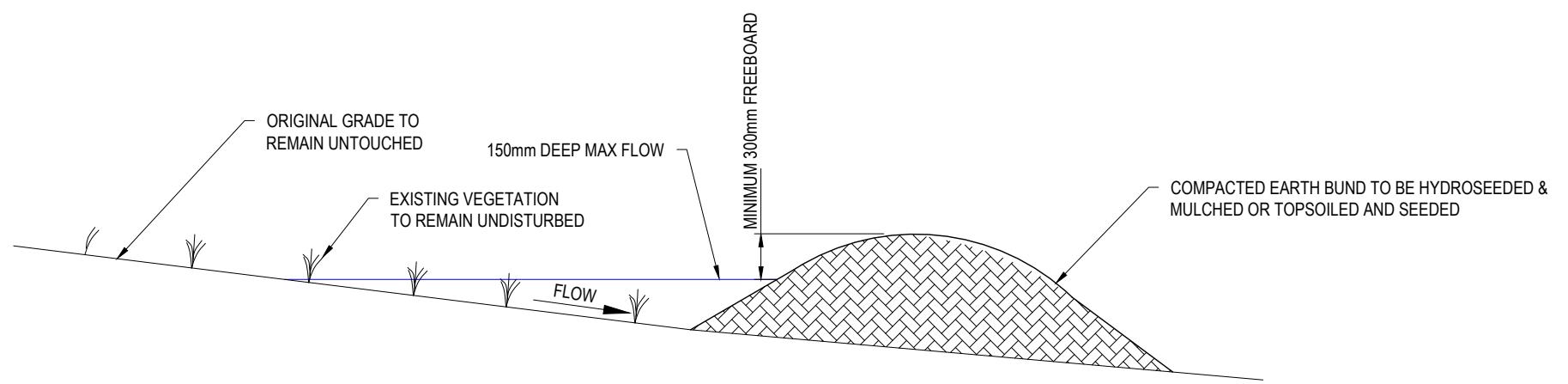
Title
**PROPOSED
EROSION & SEDIMENT
CONTROL DETAILS**

Project no.	289001
Scale	-
Cad file	C200-EARTHWORKS.DWG
Drawing no.	C240-1

RESOURCE CONSENT



TYPICAL CROSS SECTION OF A RUNOFF DIVERSION
TYPICAL DIMENSIONS UNLESS OTHERWISE NOTED



CLEAN WATER DIVERSION BUND DETAIL

B	FAST TRACK APP	MKS
A	DRAFT	MKS
Rev	Description	By Date
	By	Date
Survey		05/2024
Design	MKS	10/2024
Drawn	MKS	10/2024
Checked	DJM	06/2025

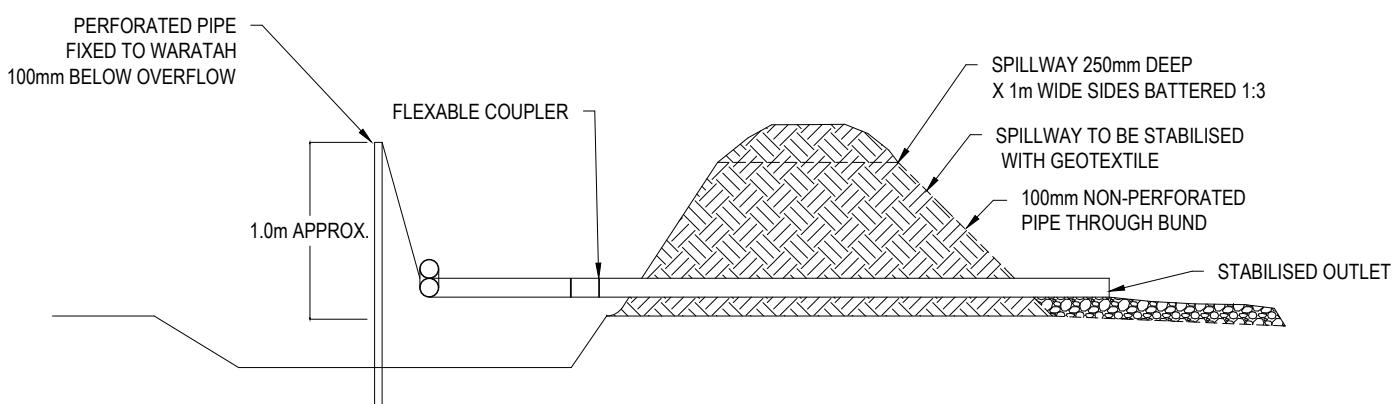


Project
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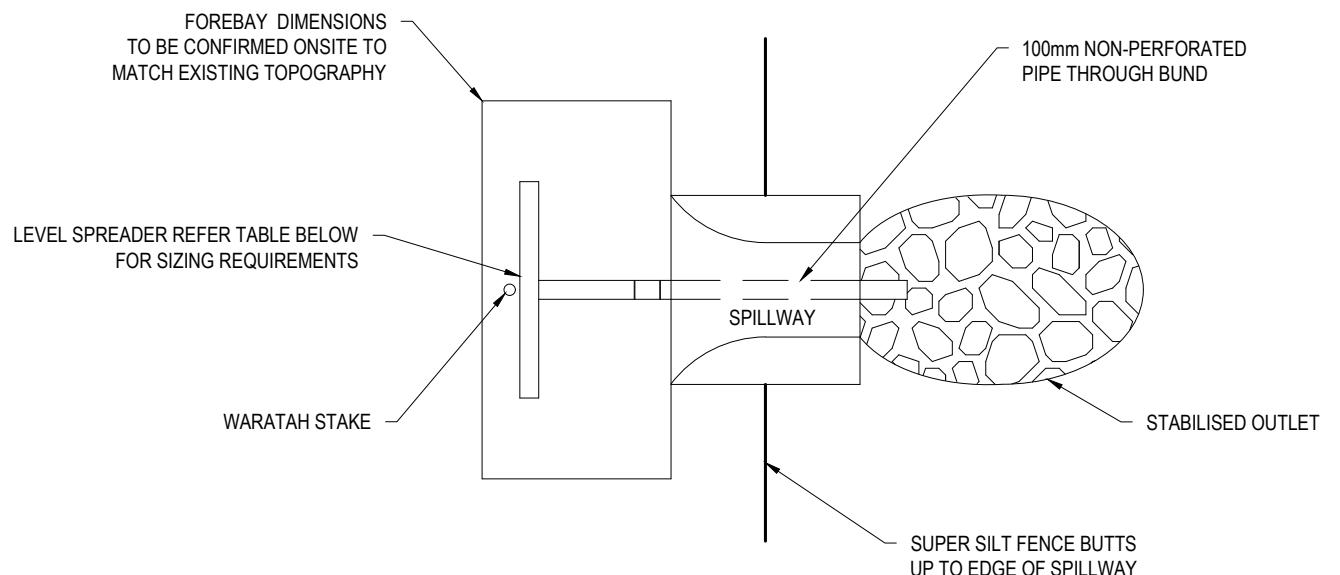
Title
PROPOSED
EROSION & SEDIMENT
CONTROL DETAILS

Project no.	289001
Scale	-
Cad file	C200-EARTHWORKS.DWG
Drawing no.	C240-2

Rev **B**



EARTH BUND DECANT DETAIL A
N.T.S



DECANT PLAN VIEW
N.T.S

LEVEL SPREADER DESIGN CRITERIA (20 YEAR STORM EVENT)				
DESIGN FLOW (m ³ /sec)	INLET WIDTH (m)	DEPTH (m)	END WIDTH (m)	LENGTH (mm)
0-0.3	3	150	1	3
0.3-0.6	5	180	1	7
0.6-0.9	7	220	1	10

B	FAST TRACK APP	MKS	06/2025
A	DRAFT	MKS	12/2024
Rev	Description	By	Date
	By	Date	
Survey	MAVEN	05/2024	
Design	MKS	10/2024	
Drawn	MKS	10/2024	
Checked	DJM	06/2025	

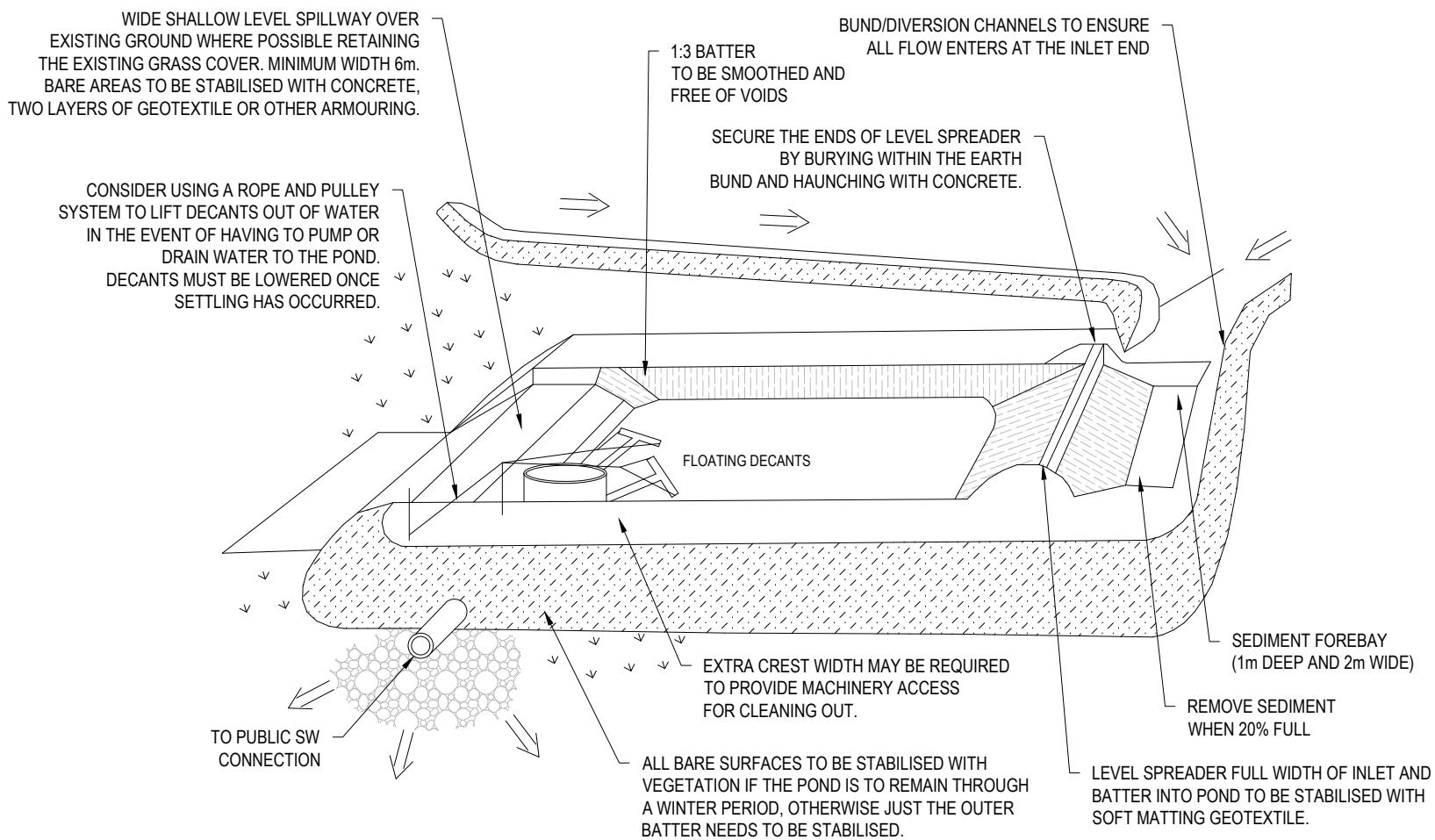


Project
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MATAMATA
DEVELOPMENTS LTD**

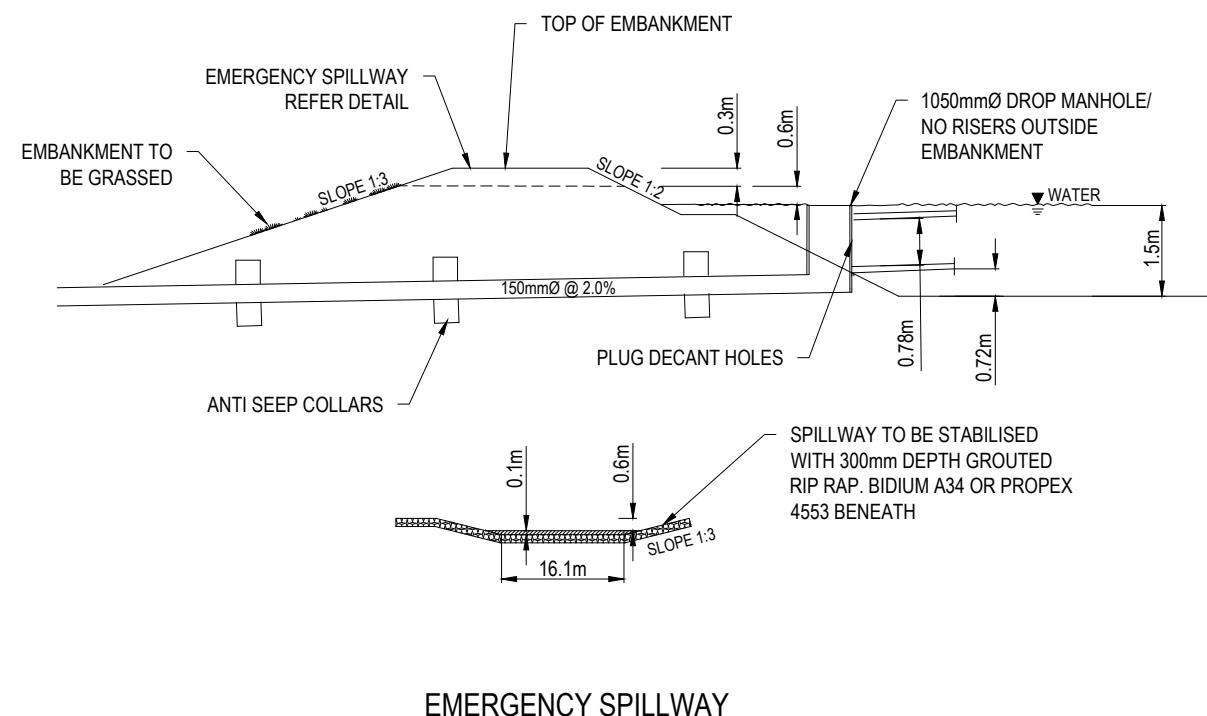
Title
**PROPOSED
EROSION & SEDIMENT
CONTROL DETAILS**

Project no.	289001
Scale	-
Cad file	C200-EARTHWORKS.DWG
Drawing no.	C240-3

RESOURCE CONSENT



CROSS SECTION A-A OF SEDIMENT TREATMENT POND



B	FAST TRACK APP	MKS 06/2025
A	DRAFT	MKS 12/2024
Rev	Description	By Date
	By	Date
Survey	MAVEN	05/2024
Design	MKS	10/2024
Drawn	MKS	10/2024
Checked	DJM	06/2025
Maven Waikato		
07 242 0601		
info@maven.co.nz		
www.maven.co.nz		
Level 1 226 Victoria Street, Hamilton		
New Zealand		
ASHBOURNE RESIDENTIAL FOR MATAMATA DEVELOPMENTS LTD		
PROPOSED EROSION & SEDIMENT CONTROL DETAILS		
Project no.	289001	
Scale	-	
Cad file	C200-EARTHWORKS.DWG	
Drawing no.	C240-4	Rev B