

Resource Consent:	AUTH147564.03.01
Grants to:	Matamata Development Limited
Commencement date:	21 April 2026
Lapse Date:	Five (5) years after commencement date
Expiry date:	This permit expires when construction activities cease on the Site for more than one (1) year.
Location:	Station Road, Matamata (Lot 1 Deposited Plan South Auckland 65481, Part Lot 1 and Lot 2 Deposited Plan 21055, Lots 4 and 5 Deposited Plan 384886, Lot 204 Deposited Plan 535395 and Lots 25 and 106 Deposited Plan 393306, Lot 3 Deposited Plan South Auckland 14362)

The activity:

A water permit (pursuant to section 14 of the Resource Management Act 1991) to temporarily take groundwater for construction dewatering purposes and dust suppression to develop 430 residential dwellings, a neighbourhood centre, and ancillary infrastructure in eight stages.

And is subject to the following conditions:

General conditions

1. The activity must be carried out in general accordance with the application for resource consent, including any reports, plans, and further information (listed in Appendix [1]) provided by the Consent Holder, and in accordance with the following conditions of consent. Where there is any apparent conflict between the application documents and consent conditions, the consent conditions will prevail.
2. For the purposes of this consent, any reference to 'Site' means land legally described as Lot 1 Deposited Plan South Auckland 65481, Part Lot 1 and Lot 2 Deposited Plan 21055, Lots 4 and 5 Deposited Plan 384886, Lot 204 Deposited Plan 535395 and Lots 25 and 106 Deposited Plan 393306, Lot 3 Deposited Plan South Auckland 14362 prior to any further subdivision of the land.
3. The Consent Holder must advise the Waikato Regional Council (the Council) in writing, at least five (5) working days prior to works commencing on Site, so that monitoring of the conditions of this consent can be undertaken.
4. A copy of this permit and any certified Management Plans (MP) must be kept on Site at all times that the works authorised by this permit are being undertaken and must be produced without unreasonable delay upon request by the Council.
5. The Consent Holder must pay to the Council any administrative charge fixed in accordance with Section 36 of the RMA, or any charge prescribed in accordance with regulations made under Section 360 of the RMA.

Advice note: This includes the reasonable costs incurred by the Council arising from supervision and monitoring of this permit, e.g. routine inspection of the Site by Council officers or agents, liaison with the Consent Holder, responding to complaints or enquiries relating to the Site, and review and assessment of compliance with the conditions of consents.

6. The Council may serve notice on the Consent Holder under Section 128(1) of the RMA of its intentions to review the conditions of this consent over any chosen one-month period within a calendar year where:
 - a. A material adverse effect which was not identified in the AEE (and supporting material for the resource consent application) has arisen; or
 - b. The magnitude of adverse effects from the project are materially larger than what was indicated in the AEE (and supporting material for the resource consent application).

Condition precedent

7. This resource consent must not be exercised until:
 - a. The Consent Holder has supplied an electronic file(s) containing all documents referred to in Appendix 1, indexed and referenced to enable easy access, to the satisfaction of the Council as to compliance with the following standards:
 - i. Each document must be allocated a unique document number.
 - ii. The file containing the document must be named in accordance with the following convention: *Unique Document Number-Document Title-Author-Document date-Document Version*.
 - iii. Documents that have been superseded must be marked “superseded” with reference to the final version.

Dewatering Management Plan (DWMP)

8. A DWMP must be prepared by a SQEP. The Consent Holder must submit the DWMP to the Council for certification at least twenty (20) working days prior to work commencing.

Advice note: To assist the Council with the certification process, the Consent Holder is encouraged to provide the Council with three (3) weeks’ notice prior to each MP being submitted for certification.
9. The objective of the DWMP is to monitor the effects of dewatering on groundwater and to manage any unacceptable effects that may arise during dewatering. The DWMP will be updated as required to meet the objective. The DWMP must include, but is not limited to:
 - a. Maximum allowable dewatering pumping capacity and duration for each dewatering location. But at all times, dewatering at each location (greenway, each WWPS and trenches) must only occur for the time required to complete the construction works (at each location).
 - b. Maximum allowable reduction in groundwater level allowed by dewatering at each dewatering location.
 - c. Any requirement for monitoring effects on groundwater levels adjacent to structures within 50 metres of the locations of proposed dewatering. This requirement must take into account the importance of the structure and its vulnerability to damage by settlement that could occur due to lowering of groundwater levels in its vicinity arising from dewatering.

- d. Treatment requirements for the discharge of dewatered groundwater. At a minimum, this is to provide for removal of suspended sediment and may require monitoring pH with associated contingency measures should the pH fall outside an acceptable range.
- e. Appropriate monitoring and reporting requirements.
- f. The process for the ongoing review and amendment of the DWMP to maintain its effectiveness.

Certification of the DWMP

- 10. The certification process for the MP must be confined to confirming that the MP:
 - a. Give effect to their objective/s (including any updated objective/s determined as part of a review provided for in Condition [6]).
 - b. Address the consent condition requirements.
 - c. Contain the required information.
 - d. Are generally consistent with the application documents listed in Appendix [1].
- 11. Within twenty (20) working days of receiving the MP for certification, the Council must notify the Consent Holder whether the MP is certified or if not, the reasons why certification has not been provided and the matters that must be addressed for certification to occur.

Advice note: Certification of complex MPs (e.g. the SMP) is expected to take longer than 20 working days and may be an iterative process to satisfy the Council that Condition [10] has been met.

- 12. The Consent Holder must implement the certified MPs for the duration of the works.
- 13. MPs may be submitted in parts or in stages to address particular activities or to reflect the staged implementation of the development. When a MP is provided in part or for a stage it must satisfy all certification requirements, including submission to the Council for certification. MPs submitted to the Council must clearly show the linkage with MPs for adjacent stages and any interrelated activities or other MPs.
- 14. Any changes and/or updates to a certified MP must be made in writing and submitted to the Council for certification in accordance with Condition [11].
- 15. While a MP is being changed/updated, a construction activity must cease unless the Council provides written confirmation that the activity may continue.

Advice note: This condition does not relate to any operational aspect of a MP.

Construction Conditions

Pre-Start Requirements

- 16. The Consent Holder must appoint a single Site Manager prior to commencement of any works who must be the Council's principal contact person in regard to matters relating to this consent. The Consent Holder must inform the Council of the representative's name and how they can be contacted prior to this consent being exercised. Should that person(s) change during the term of this resource consent, the Consent

Holder must immediately give written notice to the Council of the new representative's name and mobile phone number.

17. The following pre-start requirements must take place for each stage of development:
- a. At least ten (10) working days prior to commencement of construction on Site, the Consent Holder must provide to the Council:
 - i. An invitation to attend a pre-start meeting.
 - ii. The name and contact details of the Site Manager and contractor.
 - iii. The planned date, staging, and duration of construction.
 - b. The Consent Holder must, at least ten (10) working days prior to the commencement of construction, invite a representative(s) of Ngāti Hinetangi, Raukawa, and Ngāti Hauā to:
 - i. Attend the pre-start meeting.
 - ii. Provide a karakia prior to the commencement of Site works.
 - iii. Undertake a cultural induction for key Site personnel.
 - iv. Monitor earthworks. If the invitation to monitor earthworks is accepted, the Consent Holder must ensure that the monitoring office is provided with all bulk earthworks timetabling.
 - c. Prior to the commencement of activities on Site, the Consent Holder must hold a pre-start meeting that:
 - i. Is located on the subject Site.
 - ii. Is scheduled not less than five (5) working days prior to the commencement of activities.
 - iii. Includes:
 - A. Representatives of the contractor/s who must undertake operations on Site.
 - B. All technical specialists who need to be present on Site during the works to manage/monitor works (e.g. engineer/s, ecologist etc).

Accidental Discovery Protocol (ADP)

18. In the event that any archaeological Sites, remains, artefacts, taonga (Maaori artefacts) or kōiwi are unearthed, dislodged, uncovered or otherwise found or discovered during the earthworks ('the discovery'), the Consent Holder must implement an ADP which must consist of the following actions:
- a. Cease works immediately in all parts of the Site affected by the discovery.
 - b. Advise Ngāti Hinetangi, Raukawa, Ngāti Hauā, and Waikato-Tainui and Council within one (1) day of the discovery.
 - c. Arrange for a SQEP archaeologist to attend Site to confirm if the material is archaeological in nature or involves kōiwi.
 - d. Contact the NZ Police, Coroner and HNZPH as appropriate.

- e. Undertake specific preservation measures to address any discovery that includes water-logged or wet archaeological materials.
- f. Not recommence works in the parts of the project Site affected by the discovery until all necessary statutory authorisations or consents have been obtained.

Complaints

- 19. That if any complaints are received by the Consent Holder regarding the works authorised by this consent, the Consent Holder must record the following details in a Complaints Log:
 - a. Date, time and type of complaint, including details of the incident, e.g. duration, any effects noted.
 - b. Name, address and contact phone number of the complainant (if provided).
 - c. Location from which the complaint arose.
 - d. The weather conditions and wind direction at the time of any dust or noise complaint.
 - e. The likely cause of the complaint.
 - f. The response of the Consent Holder including any corrective action undertaken by the Consent Holder.
 - g. Future actions proposed as a result of the complaint so as to avoid reoccurrence.
- 20. The Consent Holder must notify the Council of any complaint received that relates to the activities authorised by this resource consent as soon as reasonably practicable and no longer than two (2) working days after receiving the complaint.
- 21. The Consent Holder must respond to any complainant as soon as is reasonably practicable and, within five (5) working days, advise the Council and the complainant of the outcome of the Consent Holder's investigation and all measures taken, or proposed to be taken, to respond to the complaint.

Monitoring and reporting

- 22. The Consent Holder must ensure that all dewatering and associated activities are supervised by suitably qualified and experienced practitioners and the site engineer.
- 23. The Consent Holder must install monitoring groundwater sites in accordance with the certified DWMP.
- 24. During construction, the Consent Holder must maintain a continuous daily record of dewatering and dust suppression activities. The record must state:
 - a. The groundwater take location.
 - b. The date on which the water was taken.
 - c. The total daily volume of water abstracted (m³).
 - d. Zero values when no water is being taken.
 - e. The total number of pumping hours per day.
 - f. The maximum dewatering depth level.

APPENDIX 1

Document	Author	Date	Document Version
AEE – Volume 5: Residential & Greenway	Barker and Associates	15/07/2025	A
Ashbourne Development Hydrogeological Effects Assessment (WGA241087)	WGA	June 2025	C