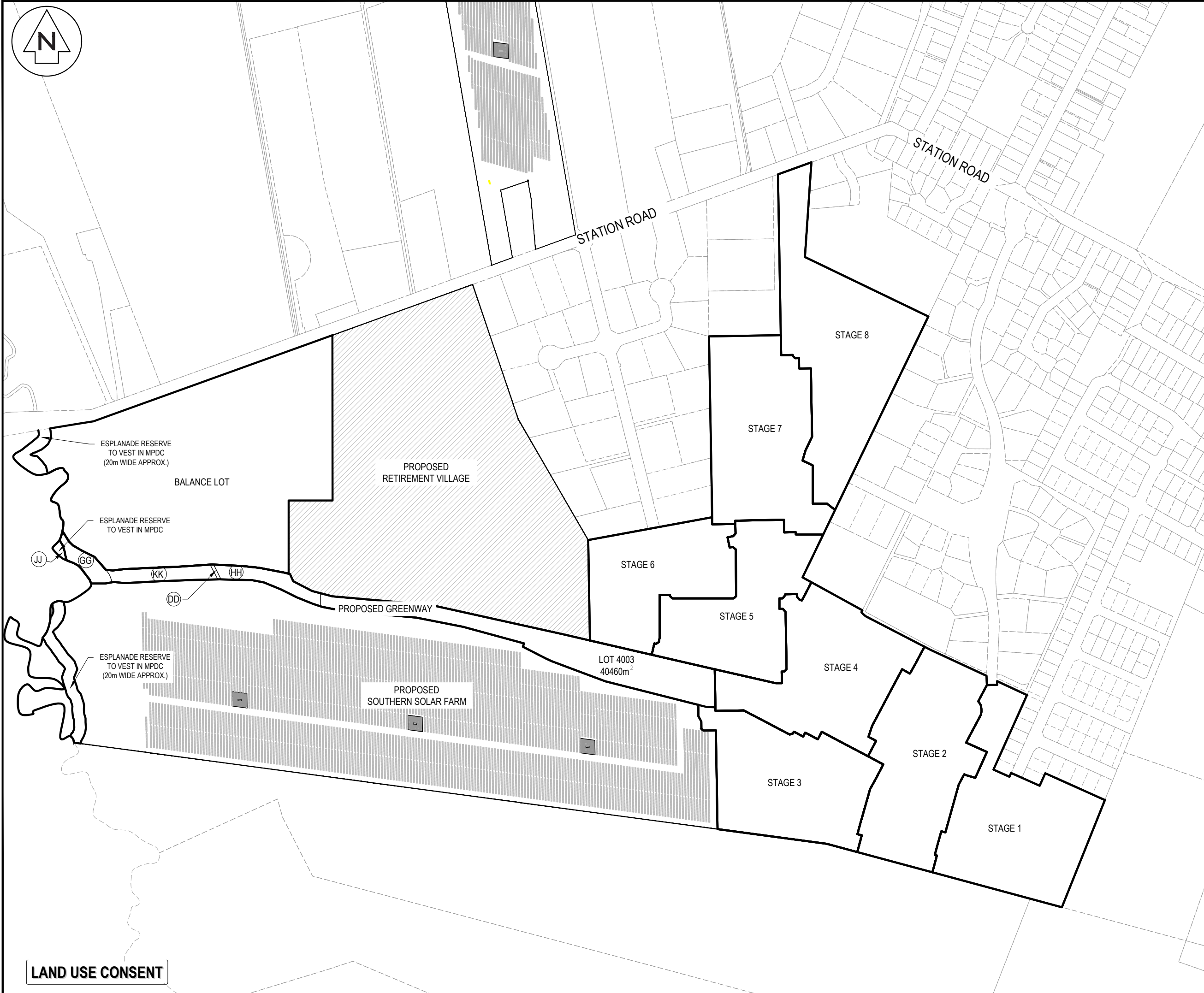




NOTES

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.

LEGEND

EX BDY

PR BDY

E	FAST TRACK APP	GNT	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

M

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New Zealand

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

DATE: 12/25 FILEPATH: F:\MVEN\HAMILTON6 PROJECTS\289001 - STATION ROAD\ DRAWING\11 ASHBOURNE RESIDENTIAL\C160-LUC PLAN.DWG



STAGE 2
FUTURE STAGE

LAND USE CONSENT

DATE: 12/25 FILEPATH: F:\MVEN\HAMITON6 PROJECTS\289001 - STATION ROAD\DRAWING\1. ASHBOURNE RESIDENTIAL\C160\LUC\PLAN.DWG



NOTES

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- Levels in terms of the New Zealand Vertical Datum 2016.
- Benchmark: IT I DPS 29877 RL: 65.19.
- Boundaries are subject to final survey.

DWELLING TYPOLOGY

TYPE - 1A & 1B

TYPE - 8A & 8B

TYPE - 2A & 2B

TYPE - 10A & 10B

TYPE - 4A & 4B

TYPE - 12A & 12B

TYPE - 5A & 5B

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
Checked	DJM		05/2025

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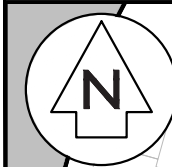
Project

**ASHBOURNE
RESIDENTIAL
FOR
MATAMATA
DEVELOPMENTS LTD**

Title

**PROPOSED
LAND USE CONSENT
STAGE 1A**

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

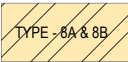
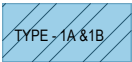


DP 584421

LOT
DP 58

- 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

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

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Project
**ASHBOURNE
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DEVELOPMENTS LTD**

Title
**PROPOSED
LAND USE CONSENT
STAGE 1B**

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



DATE: 12/25 FILEPATH: F:\MVEN\HAMILTON\PROJECTS\88001 - STATION ROAD\DRAWING\11 ASHBORNE RESIDENTIAL\LOT16\LUC PLAN.DWG

3
3448

LAND USE CONSENT



STAGE 2
FUTURE STAGE

ROAD 1

STAGE 1A
COMPLETED

STAGE 1B
COMPLETED

ROAD 13

ROAD 8

STAGE 1C

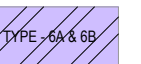
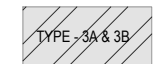
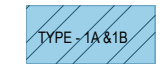
LOT 3033
5340m²
ROAD TO BE
VESTED TO
MPDC

ROAD 16

LOT 3
DP 463448

- 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	DJM		05/2025



Project
**ASHBOURNE
RESIDENTIAL
FOR
MATAMATA
DEVELOPMENTS LTD**

Title
**PROPOSED
LAND USE CONSENT
STAGE 1C**

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

LAND USE CONSENT



STAGE 4

STAGE 2B
FUTURE STAGE

STAGE 3

STAGE 2C
FUTURE STAGE

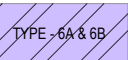
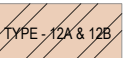
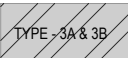
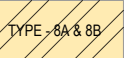
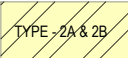
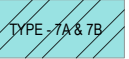
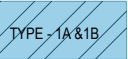
STAGE 2A

STAGE 1
COMPLETED

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 I DPS 29877 RL: 65.19.
 5. Boundaries are subject to final survey.

DWELLING TYPOLOGY



LEGEND

- EX BDY
PR BDY
STAGE BDY

Rev	Description	By	Date
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
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 2A**

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



LOT 40
DP 393306

ELDONWOOD DRIVE

STAGE 4

STAGE 2B

ROAD 9

ROAD 12

ROAD 1

STAGE 2A COMPLETED

STAGE 1 COMPLETED

LOT 3003
5944m²
ROAD TO BE
VESTED TO
MPDC

STAGE 2C
FUTURE STAGE

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 I DPS 29877 RL: 65.19.
 5. Boundaries are subject to final survey.

DWELLING TYPOLOGY

TYPE - G

TYPE - H

TYPE - E

TYPE - 2A & 2B

TYPE - 3A & 3B

TYPE - 5A & 5B

TYPE - J

TYPE - L

TYPE - 7A & 7B

TYPE - 9A & 9B

TYPE - 12A & 12B

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
Survey	MAVEN		05/2024
Design	MKS		05/2025
Drawn	MKS		05/2025
Checked	DJM		05/2025

M

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Project
**ASHBOURNE
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FOR
MATAMATA
DEVELOPMENTS LTD**

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

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



STAGE 2B
COMPLETED

STAGE 2A
COMPLETED

STAGE 3
FUTURE STAGE

ROAD TO BE
VESTED TO
MPDC

ROAD 15

STAGE 2C

ROAD 16

STAGE 1
COMPLETED

- 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

TYPE - E

TYPE - K

TYPE - 1A & 1B

TYPE - M

TYPE - 3A & 3B

TYPE - 8A & 8B

TYPE - 5A & 5B

TYPE - 12A & 12B

TYPE - 6A & 6B

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
Checked	DJM		05/2025

M

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Project
**ASHBOURNE
RESIDENTIAL
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

DATE: 12/25 FILEPATH: F:\MVEN\HAMILTON\6. PROJECTS\89001 - STATION ROAD\ DRAWING\1. ASHBOURNE RESIDENTIAL\160\LUC\PLAN.DWG



NOTES

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

DWELLING TYPOLOGY

TYPE - 1A & 1B	TYPE - 6A & 6B
TYPE - 2A & 2B	TYPE - 10A & 10B
TYPE - 3A & 3B	TYPE - 8A & 8B
TYPE - 5A & 5B	TYPE - 12A & 12B
TYPE - C	TYPE - M
TYPE - D	TYPE - K
TYPE - E	

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
Checked	DJM		05/2025

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Project
**ASHBOURNE
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FOR
MATAMATA
DEVELOPMENTS LTD**

Title
**PROPOSED
LAND USE CONSENT
STAGE 3**

Project no.	289001		
Scale	1:1000 @ A3		
Cad file	C160-LUC PLAN.DWG		
Drawing no.	C160-3	Rev	C

LAND USE CONSENT

LOT 3



STAGE 6
FUTURE STAGE

STAGE 5
FUTURE STAGE

LOT 1001
2345m²
RECREATION
RESERVE
TO VEST IN MPDC

STAGE 3
COMPLETED

LAND USE CONSENT

LOT 3006
11957m²
ROAD TO BE
VESTED TO
MPDC

ROAD 1

ROAD 9

ROAD 10

ROAD 1

ROAD 10

ROAD 11

STAGE 4

STAGE 2
COMPLETED

LOT 36
DP 393306

DP 393306

- 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 1 DPS 29877 RL: 65.19.
 5. Boundaries are subject to final survey.
 6. Lot #1002 Refer to Commercial Node Architecture Design package 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

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Project
**ASHBOURNE
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FOR
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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



STAGE 6
FUTURE STAGE

ROAD 9

ROAD 6

STAGE 3 - GREENWAY
COMPLETED

LAND USE CONSENT

LOT 3010
6028m²

ROAD TO BE
VESTED TO
MPDC

ROAD 4

ROAD 5

LOT# 3009
6641m²

ROAD TO BE
VESTED TO
MPDC

ROAD 4

STAGE 5

ROAD 1

STAGE 4
COMPLETED

STAGE 7
FUTURE STAGE

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 1 DPS 29877 RL: 65.19.
5. Boundaries are subject to final survey.

DWELLING TYPOLOGY

TYPE - B

TYPE - E

TYPE - C

TYPE - F

TYPE - D

TYPE - K

TYPE - 9A & 9B

TYPE - 8A & 8B

TYPE - 7A & 7B

TYPE - 11A & 11B

TYPE - 5A & 5B

TYPE - 12A & 12B

TYPE - 6A & 6B

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
Survey	MAVEN		05/2024
Design	MKS		05/2025
Drawn	MKS		05/2025
Checked	DJM		05/2025

M

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Project
**ASHBOURNE
RESIDENTIAL
FOR
MATAMATA
DEVELOPMENTS LTD**

Title
**PROPOSED
LAND USE CONSENT
STAGE 5**

Project no.	289001
Scale	1:1000 @ A3
Cad file	C160-LUC PLAN.DWG
Drawing no.	C160-5
Rev	C



PROPOSED
RETIREMENT VILLAGE

LOT 2
DP 21055

STAGE 3 - GREENWAY
COMPLETED

LOT 18
DP 562902

ROAD 5

ROAD TO
BE VESTED TO
MPDC

LOT 4003
40460m²

STAGE 6

ROAD 5

ROAD 7

LOT 3011
9067m²
ROAD TO BE
VESTED TO
MPDC

ROAD 6

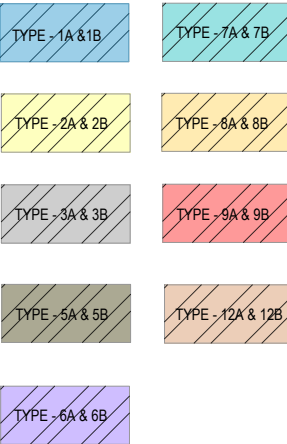
LOT 17
DP 562902

STAGE 7
FUTURE STAGE

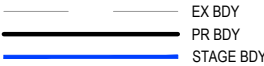
NOTES

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 1 DPS 29877 RL: 65.19.
5. Boundaries are subject to final survey.

DWELLING TYPOLOGY



LEGEND



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

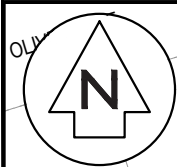


Project
**ASHBOURNE
RESIDENTIAL
FOR
MATAMATA
DEVELOPMENTS LTD**

Title
**PROPOSED
LAND USE CONSENT
STAGE 6**

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

LAND USE CONSENT



LOT 9
DP 562902

LOT 13
DP 562902

LOT 14
DP 562902

LOT 16
DP 562902

LOT 17
DP 562902

STAGE 6
COMPLETED

LOT 4004
5080m²
VESTING ON DEPOSIT AS LOCAL
PURPOSE RESERVE
(STORMWATER)

ROAD 4

LOT# 3013
7457m²
ROAD TO BE
VESTED TO
MPDC

ROAD 1

STAGE 8
FUTURE STAGE

ROAD 4

STAGE 7
ROAD 2

ROAD 1

LOT 3012
6509m²
ROAD TO BE
VESTED TO
MPDC

ROAD 4

STAGE 5
COMPLETED

LOT 44
DP 38653

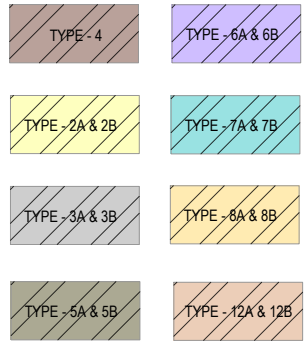
CHESTNUT LANE

LOT 47
DP 393306

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 I DPS 29877 RL: 65.19.
 5. Boundaries are subject to final survey.

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
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 7**

Project no.	289001
Scale	1:1250 @ A3
Cad file	C160-LUC PLAN.DWG
Drawing no.	C160-7
Rev	C



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

TYPE - N

TYPE - 1A & 1B

TYPE - 2A & 2B

TYPE - 3A & 3B

TYPE - 4

TYPE - 6A & 8B

TYPE - 9A & 9B

TYPE - 10

TYPE - 11

TYPE - 1A & 7B

TYPE - 12A & 12B

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
Survey	MAVEN		05/2024
Design	MKS		05/2025
Drawn	MKS		05/2025
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
New Zealand

Project

**ASHBOURNE
RESIDENTIAL
FOR
MATAMATA
DEVELOPMENTS LTD**

Title

**PROPOSED
SCHEME PLAN
STAGE 8**

Project no.	289001		
Scale	1:2500 @ A3		
Cad file	C160-LUC PLAN.DWG		
Drawing no.	C160-8	Rev	C

LAND USE CONSENT



DATE: 12/25 FILEPATH: F:\MVEN\HAMILTON6 - PROJECTS\88001 - STATION ROAD7 DRAWING\11 ASHBORNE RESIDENTIAL\C160\LUC\PLANS\DWG

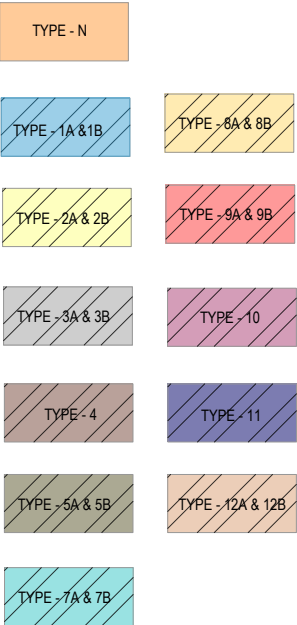
LAND USE CONSENT

STAGE 7
COMPLETED



- 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

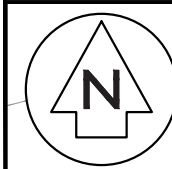
D	FAST TRACK APP	GNT	11/2025
C	FAST TRACK APP	YG	06/2025
B	FAST TRACK APP	MKS	06/2025
A	FAST TRACK APP	MKS	05/2025
Rev	Description	By	Date
		By	Date
Survey	MAVEN		05/2024
Design	MKS		05/2025
Drawn	MKS		05/2025
Checked	DJM		05/2025



Project
**ASHBOURNE
RESIDENTIAL
FOR
MATAMATA
DEVELOPMENTS LTD**

Title
**PROPOSED
LAND USE CONSENT
STAGE 8A**

Project no.	289001		
Scale	1:1000 @ A3		
Cad file	C160-LUC PLAN.DWG		
Drawing no.	C160-8A	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 I DPS 29877 RL: 65.19.
 5. Boundaries are subject to final survey.

TYPE - 3A & 3B

TYPE - N

TYPE - 4

TYPE - 11

TYPE - 7A & 7B

TYPE - 12A & 12B

TYPE - 1A & 1B

TYPE - 6A & 8B

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	DJM		05/2025

M

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Project

ASHBOURNE
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FOR
MATAMATA
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Title

PROPOSED
LAND USE CONSENT
STAGE 8B

Project no.	289001		
Scale	1:1250 @ A3		
Cad file	C160-LUC PLAN.DWG		
Drawing no.	C160-8B	Rev	D



DATE: 12/25 FILEPATH: F:\MVEN\HAMILTON\6 PROJECTS\289001 - STATION ROAD\ DRAWING\11 ASHBORNE RESIDENTIAL\LOT16\LUC PLAN.DWG