

Groundwater take conditions

These conditions are draft.

The following notes guide the reader as follows:

- **Yellow highlights** require information that is not currently available and will be finalised later in the process.
- **Blue highlights** refer to lot numbers that will change with the subdivision scheme revision.
- **Greyed text** relates to the retirement village (being the conditions the Panel would have imposed if it had found that consent could have been granted for this part of the Project).

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Resource Consent: *Insert Consent Reference*

Grants to: Matamata Development Limited

Commencement date: *Insert Decision Date*

Lapse Date: Five (5) years after commencement date

Expiry date: *Day Month Year* (35 years)

Location: Station Road, Matamata (Lot 1 Deposited Plan South Auckland 65481, Lot 2 Deposited Plan 567678, Lots 1 and 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: Water permit (pursuant to section 14 of the Resource Management Act 1991 (RMA)) to permanently take groundwater for potable and irrigation water in association with the development of approximately 95ha for residential purposes, a neighbourhood centre, a retirement village and two solar farms and ancillary infrastructure.

This consent must be read in conjunction with:

- A. *Insert Consent Reference*
- B. *Insert Consent Reference*
- C. *Insert Consent Reference*
- D. *Insert Consent Reference*
- E. *Insert Consent Reference*
- F. *Insert Consent Reference*
- G. *Insert Consent Reference*
- H. *Insert Consent Reference*
- I. *Insert Consent Reference*
- J. *Insert Consent Reference*
- K. *Insert Consent Reference*

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And must be interpreted with guidance from the following glossary:

(The) Council	Waikato Regional Council
DOC	Department of Conservation
MP	Management Plan
RMA	Resource Management Act 1991
Site	Collectively, Lot 1 Deposited Plan South Auckland 65481, Lot 2 Deposited Plan 567678, Lots 1 and 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.
SQEP	Suitably Qualified and Experienced Person

And is subject to the following conditions:

General conditions

1. The activity must be carried out in 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 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, Lot 2 Deposited Plan 567678, Lots 1 and 2 Deposited Plan 21055, Lots 4 and 5 Deposited Plan 384886, Lot 204 Deposited Plan 535395 and Lots 25 and 106 Deposited Plan 393306, Lot 3 Deposited Plan South Auckland 14362 prior to any further subdivision of the land.
3. The Consent Holder must advise the Waikato Regional Council (the Council) in writing, at least five (5) working days prior to the exercise of this consent, so that monitoring of the conditions of this consent can be undertaken.

*Advice note: All correspondence with the Council required by these conditions of consent should be sent via email to xxx@wrc.govt.nz with reference to consent number **Insert Consent Reference**.*

4. A copy of this permit and any certified Management Plans (MP) must be kept on Site at all times that the works authorised by this consent are being undertaken and must be produced without unreasonable delay upon request from the Council.
5. Any reference in these conditions to a New Zealand Standard includes any later New Zealand Standard that amends or replaces it.
6. The Consent Holder must pay to the Council any administrative charge fixed in accordance with Section 36 of the RMA, or any charge prescribed in accordance with regulations made under Section 360 of the RMA.

Advice notes:

- *This includes the reasonable costs incurred by the Council arising from supervision and monitoring of this consent, e.g. routine inspection of the Site by Council officers or agents, liaison with the Consent Holder, responding to complaints or enquiries relating to the Site, and review and assessment of compliance with the conditions of consents.*
 - *That pursuant to Section 332 of the RMA, enforcement officers may at all reasonable times go onto the property that is the subject of this consent, for the purpose of carrying out inspections, surveys, investigations, tests, measurements or taking samples.*
7. The Council may, once per year, on any of the last five (5) working days of either May or November, serve notice on the Consent Holder under Section 128(1) of the RMA of its intentions 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 are materially larger than what was indicated in the AEE (and supporting material for the resource consent application).

Groundwater take parameters

8. Groundwater is authorised to only be taken via bore number 72_12812 (within the retirement village area).
9. The maximum total annual groundwater take volume (for domestic supply and irrigation purposes) is

92,308m³/year (inclusive of the irrigation take in Condition [10]).

10. The maximum annual groundwater take volume for irrigation purposes is 56,333m³/year.
11. The maximum daily groundwater take for irrigation and domestic supply purposes must be 336m³/day for a maximum of 168 days per year (the dry season'), with an average daily groundwater take for domestic supply purposes of 182.3m³/day for the remaining 197 days of the year.
12. As a minimum, the Consent Holder must provide an annual report to the Council confirming compliance with Conditions [8] to [11] no later than 1 May each year.

Management Plans

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

Management Plan	Author	Dated
Draft Water Management Plan	WGA	June 2025

14. The Consent Holder must ensure that all MPs are prepared by a SQEP, where the MP is an update of an existing draft, the update must be completed by a SQEP.
15. The Consent Holder must submit the listed MPs to the Council for certification at least twenty (20) working days prior to work commencing.
16. 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.
17. The certification process for the MPs must be confined to confirming that the MPs:
 - a. Give effect to their objective/s (including any updated objective/s determined as part of a review provided for in Condition [7]).
 - b. Address the consent condition requirements.
 - c. Contain the required information.
 - d. Are generally consistent with the application documents (including draft MPs) listed in Appendix [1].
18. Within twenty (20) working days of receiving a MP for certification, the Council must:
 - a. Notify the Consent Holder that the MP is certified.
 - b. Or, notify the Consent Holder that the MP is not certified, including the reasons why and the matters that must be addressed before this can occur. If further information is required, the Council will have a further ten (10) working days (from receipt of the further information) to confirm whether the MP has been certified.

- c. If no response is received from the Council within twenty (20) working days of lodgement of any MP, the relevant MP will be deemed to be certified.
19. The Consent Holder must implement all certified MPs for the duration of the works.

Amendments to Management Plans

20. Any changes and/or updates to a certified MP must be made in writing and submitted to the Council for certification in accordance with Condition [18].
21. 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.

Water Management Plan (WMP)

22. The Consent Holder must manage the consented groundwater take in accordance with the certified WMP. The objective of the WMP is to ensure that the abstracted groundwater satisfies the conditions of this consent and is used responsibly to meet the needs of the retirement village. The WMP must be updated as required to meet the objective. The WMP must include, but is not limited to:
- a. A response to the conditions of this consent.
 - b. The methods and process to monitor and report on the groundwater take, including providing reports to the Council to confirm compliance with the groundwater take parameters in Conditions [8] to [11].
 - c. A comprehensive assessment of anticipated demand and future demand for water with regard to the staged nature of the retirement village development to meet the following:
 - i. Reasonable domestic needs.
 - ii. Reasonable community needs (e.g. for public amenities), including reasonable irrigation needs.
 - iii. Public health needs in accordance with requirements under any act of parliament or regulation.
 - iv. An assessment as to how water demand might vary over time for (i), (ii) and (iii).
 - d. Water reduction goals and methods.
 - e. Water loss management.
 - f. Methods for efficient water use.
 - g. A Drought Management Plan that includes:
 - i. Steps to prioritise the domestic supply (classified as a SW-B users, Policy 18 of the Waikato Regional Plan, Chapter 3 (Water Module)).
 - ii. Steps to be taken by users to reduce consumption during water shortage conditions (which may include rostering, rationing or cessation).
 - iii. Targets for the water savings expected to be achieved.

- iv. Steps taken to reduce consumption when demand is approaching the maximum take volume specified under this resource consent.
- h. The process for the ongoing review and amendment of the WMP to maintain its effectiveness no more than ever five (5) years, or more regularly if required.

Advice note: The Consent Holder must meet the requirements of the Water Services Act 2021 for a domestic water supply serving more than 25 people.

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APPENDIX 1

Document	Author	Date	Document Version

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