Appendix 5N – Ashbourne Residential & Greenway Objectives & Policies Assessment

Contents

1.0 Overview

Appendix 5N includes an assessment of the proposed Ashbourne residential development and multifunctional greenway against relevant objectives and policies. Appendix 5N should be read in conjunction with Appendix 3K and Appendix 4K which include the assessment of the proposed retirement village and solar farm. Each appendix includes assessment that is specifically relevant to that part of the application. Across a number of themes and topics, assessment of the proposal against the relevant objectives and policies has considered the overall Ashbourne development as a whole, and in these instances the assessment has been duplicated across the three appendices.

2.0 National Policy Statements

2.1 National Policy Statement on Urban Development 2020

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Objective 1: New Zealand has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.	The project will enable approximately 520 new residential dwellings in Matamata of a variety that will ensure housing affordability is provided for. The Ashbourne residential development delivers a well-functioning urban environment by providing a diverse mix of housing typologies, integrated transport connections, public open spaces, and community amenities within a walkable, master-planned layout. The design supports social well-being through housing choice and local services, economic wellbeing through proximity to Matamata's town centre and employment areas, and cultural wellbeing through collaboration with tangata whenua and inclusion of cultural narratives in landscape design. The greenway network, active transport infrastructure, and sustainable stormwater management promote public health, safety, and environmental resilience. Collectively, these features ensure that Ashbourne meets the present and future needs of its community in line with Objective 1. This is supported by the Economic Impact Assessment included at **Appendix 1K**.
Objective 2: Planning decisions improve housing affordability by supporting competitive land and development markets.	The project supports a more competitive land market by releasing 42 hectares of residentially zoned land in a high-demand area adjacent to Matamata's urban edge. By delivering approximately 520 new dwellings across a range of lot sizes and densities, Ashbourne increases housing supply, expands housing choice for the community, and places downward pressure on prices. The development's staging, infrastructure integration, and alignment with strategic planning

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	documents ensure it is feasible and timely, helping to meet both current and projected demand and contributing to a more responsive and competitive housing market consistent with Objective 2.
Objective 4: New Zealand's urban environments, including their amenity values, develop and change over time in response to the diverse and changing needs of people, communities, and future generations.	The residential component of the Ashbourne development responds directly to the evolving needs of the Matamata community by providing a variety of housing types, including smaller lots and medium-density options, which are currently underrepresented in the local market. The inclusion of a retirement living option adjacent to the area indicated for residential dwellings will also address demographic shifts. The walkable layout, greenway connections, and local amenities support changing lifestyle preferences and mobility needs. The masterplan balances the existing character with future-focused design, enabling the urban environment to adapt and remain liveable, inclusive, and resilient over time. In addition, the residential staging approach is designed to respond to the evolving needs of people, communities, and future generations. It enables a strategic and coordinated rollout of housing and infrastructure, ensuring development occurs in line with changing demand and supports a resilient, adaptable urban environment.
Objective 5: Planning decisions relating to urban environments, and FDSs, take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).	Ashbourne has been developed in partnership with tangata whenua, including Ngāti Hauā and Raukawa, to reflect Treaty principles in both process and outcomes. Cultural values have informed the masterplan, including the integration of mātauranga Māori in the greenway design, opportunities for cultural storytelling, and recognition of historical iwi associations with the land and nearby waterways. Ongoing engagement ensures iwi perspectives continue

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	to shape the development outcomes, aligning with the intent of Objective 5 to embed Te Tiriti o Waitangi in urban planning decisions. Furthermore, Future Proof Strategy 2024, identifies 'iwi aspirations' as a core transformational move. The Ashbourne residential development directly aligns with this by providing tangible opportunities for iwi involvement in shaping the development and realising cultural, environmental, and economic outcomes. By actively integrating Te Tiriti principles and aligning with Future Proof's strategic direction, Ashbourne demonstrates a strong and consistent response to Objective 5 of the NPS-UD.
Objective 8: New Zealand's urban environments: support reductions in greenhouse gas emissions; and are resilient to the current and future effects of climate change.	The project specifically takes into consideration climate change and is therefore consistent with Objective 8 of the NPS-UD. The residential component of Ashbourne, supports emissions reduction through delivering a compact, mixed-density residential design located within 800m of Matamata's town centre and schools, enabling walking and cycling. The street network prioritises active transport and supports a reduction in car dependency. Climate change is also considered through the management of flooding hazards via the stormwater management provided by the greenway. Indigenous planting proposed will also enhance carbon sequestration and ecosystem resilience. Overall, the project is consistent with the outcome sought via Objective 8. This is supported by the Infrastructure Report and Stormwater Modelling Assessment, included at **Appendix 5F**.

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Policy 1: Planning decisions contribute to well-functioning urban environments, which are urban environments that, as a minimum: (a) have or enable a variety of homes that: i. meet the needs, in terms of type, price, and location, of different households; and ii. enable Māori to express their cultural traditions and norms; and (b) have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and (c) have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; and (d) support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and (e) support reductions in greenhouse gas emissions; and (a) are resilient to the likely current and future effects of climate change.	Policy 1 is linked to and reinforces the direction set in Objective 1 of the NPS-UD – refer to response above. The project is consistent and delivers on the concept of a well-functioning urban environment in the following ways: • Ashbourne delivers an integrated, multi-functional development that includes over 500 new homes. This provides the opportunity for a variety of housing types, locations and prices in a logical and accessible location. • Engagement with tangata whenua has informed the urban design, ensuring it enables Māori to express cultural traditions and norms, particularly through green space connections, planting, and restoration of waterways. • The site has good accessibility for all people to services, jobs, activities and amenity, particularly into Matamata. It encourages and promotes active transport through a range of walking and cycling options to housing, employment, schools, community services and open spaces. • Ashbourne enables people to provide for their social, economic and cultural wellbeing, with the commercial node offering services, employment opportunities and community facilities, and the greenway offering accessibility, natural and open spaces, and cultural wayfinding. • It supports reductions in greenhouse gas emissions through renewable electricity generation via solar farms within the development and active modes of transport infrastructure. • It is cognisant of the current and future effects of climate change and actively seeks to manages flood hazards via the stormwater management provided by the greenway.

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Policy 2: Tier 1, 2, and 3 local authorities, at all times, provide at least sufficient development capacity to meet expected demand for housing and for business land over the short term, medium term, and long term.	The project aligns strongly with Policy 2, which requires tier 1, 2, and 3 local authorities to ensure that decisions on urban development contribute to well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety. **Provision of housing and infrastructure capacity** • Ashbourne will deliver approximately 520 new residential units, directly responding to housing demand identified in the Waikato Housing and Business Capacity Assessment (HBA) and Future Proof Strategy. The HBA highlights significant shortfalls in long-term housing capacity in the Matamata-Piako District, especially in Matamata. The project addresses this with a 42ha staged, scalable development that ensures short, medium, and long-term capacity is available to meet projected growth. The variety of housing typologies proposed supports more affordable housing options, consistent with Policy 2 direction. **Strategic Urban Expansion and Location** • The site is located adjacent to Matamata's existing urban area, promoting a compact urban form. It builds upon existing infrastructure and aligns with the strategic growth direction identified in the Future Proof Strategy 2024, which supports well-planned greenfield development near existing urban footprints. The project delivers much-needed housing supply in a strategically appropriate location, enabling and supporting housing choice and affordability. In doing so, it contributes meaningfully to the district's ability to meet present and future housing demand in a manner that is efficient, inclusive, and sustainable.

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Policy 6: When making planning decisions that affect urban environments, decision-makers have particular regard to the following matters: (a) the planned urban built form anticipated by those RMA planning documents that have given effect to this National Policy Statement (b) that the planned urban built form in those RMA planning documents may involve significant changes to an area, and those changes: i. may detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities, and future generations, including by providing increased and varied housing densities and types; and ii. are not, of themselves, an adverse effect (c) the benefits of urban development that are consistent with well-functioning urban environments (as described in Policy 1) (d) any relevant contribution that will be made to meeting the requirements of this National Policy Statement to provide or realise development capacity the likely current and future effects of climate change.	The project is consistent with Policy 6 in the following ways: **Enables urban change in an appropriate location** • Ashbourne is located on the periphery of the Matamata urban area, adjacent to existing residential and rural lifestyle development. The site is partially within the Eldonwood South Structure Plan area and is serviced (or planned to be serviced) by infrastructure. It represents a logical and appropriate location for urban expansion and residential intensification, consistent with the strategic growth direction for Matamata as outlined in the *Future Proof Strategy* and supported by the *Waikato Housing and Business Capacity Assessment*. **Supports a well-functioning urban environment** • While the introduction of some higher-density residential typologies and a new urban structure will result in a change from the site's current rural and lifestyle character, these changes are anticipated, planned, and necessary to meet current and future housing needs. The development's design includes considered transitions at zone boundaries (e.g., larger lots adjacent to rural edges), active transport integration, and a well-connected road and pathway network—demonstrating that urban character change can be well-managed and positive. **Recognises character change is not an adverse effect** • The proposal acknowledges that character change is an inherent and necessary outcome of urban growth and intensification. It avoids treating change in visual or built form character as an adverse effect in itself, consistent with Policy 6. Instead, the focus is on high-quality urban design and staging to ensure the transition supports community wellbeing and urban functionality.

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	Supports intensification and housing choice • The residential development includes approximately 520 dwellings with a variety of lot sizes (from ~350–800m²) and housing types. This will support a wider range of residents and facilitate more efficient land use, while still being sensitive to the context. Higher densities are appropriately located near internal amenities, the commercial node, and active transport corridors, enabling urban intensification in a planned and effective manner. **Climate change considerations and urban resilience** • The project takes into consideration climate change, particularly through the management of flooding hazards via the stormwater management provided by the greenway, and incorporates measures to support the reduction of greenhouse gas emissions including through low-carbon transport options such was walking and cycling which are prioritised. While separate to the residential development, the project more broadly includes two on-site solar farms which will allow the wider development, including residential dwellings, to benefit from renewable energy generation, further supporting national decarbonisation objectives.

2.2 National Policy Statement for Highly Productive Land 2022

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Objective: Highly productive land is protected for use in land-based primary production, both now and for future generations.	The residential component of the Ashbourne development is located on land already zoned rural residential. On this basis, the portion of land proposed for residential is exempt from the requirements of the NPS-HPL.

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	It is acknowledged that other parts of the project e.g. the retirement village are on land classified as Land Use Capability 2 (LUC2) land, which falls within the definition of *highly productive land* under the NPS-HPL. The objective of the NPS-HPL is to protect highly productive land for use in land-based primary production, however, there are exceptions to this in particular circumstances. As outlined, while the residential component is exempt it is still broadly consistent with the overarching objective of the NPS-HPL and the portion proposed for the retirement village while involving a level of urbanisation remains consistent with the overarching objective of the NPS-HPL for the following reasons: Justified urban use based on housing need • The *Waikato Housing and Business Capacity Assessment (HBA)* and the *Future Proof Strategy* both identify a significant housing shortfall in Matamata. The residential development proposed provides a critical and timely supply of diverse housing to meet forecast demand. The Ashbourne site is adjacent to the urban boundary, partially within a Structure Plan area, is already zoned for rural lifestyle purposes and no alternative, non-productive land is available at a comparable scale and location for timely development. Land use capability mapping • The site-specific LUC assessment, see Appendix 1L, demonstrates that the productive capacity of the land is overstated in regional maps. The majority of the southern portion is LUC 2 and 3, while the northern portion includes lower-productivity areas and a mix of non-productive land. The overall productivity is constrained by parcel configuration, existing rural-lifestyle fragmentation, and urban proximity—all limiting its long-term viability for large-scale primary production.

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	Avoidance of fragmentation and efficient land use • The residential development avoids the fragmentation of other cohesive rural areas. Instead, it concentrates development within a single, integrated masterplanned area. This approach proposed is efficient, limits rural encroachment, and prevents uncoordinated lifestyle subdivision across the district's remaining productive land. **Mitigation through sustainable and compact urban form** • Ashbourne is designed to be compact, walkable, and infrastructure-efficient, which reduces pressure to rezone other rural and more productive land in the future. It supports higher residential densities than typical greenfield development, providing long-term mitigation for the loss of productive land by reducing the extent of urban sprawl district-wide. In summary, while the development of land for residential purposes as proposed involves the conversion of some highly productive land, the proposal is consistent with the intent and qualifying provisions of the NPS-HPL, noting that given the current rural residential zoning it is exempt. It responds directly to an urgent and identified housing need, is located in a strategically appropriate area, avoids ad hoc fragmentation, and incorporates a compact, efficient urban form. These factors ensure that the long-term environmental, social, economic, and cultural benefits of the development outweigh the loss of productive capacity on this specific site.
Policy 1: Highly productive land is recognised as a resource with finite characteristics and long term values for land-based primary production.	The project involves land classified as LUC 1–3. However, the residential portion of the Ashbourne development is exempt for the NPS-HPL due to the existing rural residential zoning. Despite this, some of the other land proposed within the wider development does fall within the scope of the NPS-HPL, the development remains broadly consistent with Policy 1, as outlined below:

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	Site-specific assessment of productive capacity • Detailed site-specific LUC mapping prepared as part of the proposal (refer to **Appendix 1L**) confirms the land has limited practical productive value, with the northern area comprising only 13% LUC 1 and the remainder being LUC 2, 3 or non-productive. Much of the land is fragmented, constrained by existing rural lifestyle development, and adjacent to the existing urban edge, reducing its long-term viability for primary production. **Justified urban use** • The proposal responds directly to identified housing shortages in Matamata, as outlined in the *Waikato Housing and Business Capacity Assessment* and *Future Proof Strategy*. The location is logical, adjacent to existing infrastructure, and helps meet urgent demand. In this context, the public benefit of housing outweighs the marginal productive value of the land. **Avoidance of fragmentation and sensitivity effects** • The project provides a comprehensive, masterplanned urban form that avoids ad hoc subdivision, minimises reverse sensitivity issues, and consolidates growth in a strategic location. This approach aligns with the NPS-HPL's aim to avoid the gradual loss of productive land through piecemeal development. Given the development would occur on already fragmented land and its strategic location in relation to Matamata and the current urban boundary, the use of this land for housing will ensure other rural land which is more suited to supporting primary production can be protected in the long term. **Efficient, compact urban form** • Higher residential densities and integrated infrastructure delivery ensure the land is used efficiently, reducing pressure to develop elsewhere. This

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	densification mitigates the effects of land loss and aligns with the policy's protective intent. In summary, while the development affects some highly productive land, it remains broadly consistent with Policy 1 of the NPS-HPL due to: • The existing rural residential zoning making it exempt from the higher order direction, • Its limited actual productive capacity, • Clear housing need and strategic location, • Avoidance of fragmentation, and • Efficient, well-planned urban form. These factors collectively mitigate potential inconsistencies and support the policy's broader objectives.
Policy 2: The identification and management of highly productive land is undertaken in an integrated way that considers the interactions with freshwater management and urban development.	While the residential portion of the Ashbourne development is exempt from the NPS-HPL due to the existing rural residential zoning on that portion of land, the project takes an **integrated approach** that aligns with Policy 2 by balancing land use, freshwater protection, and urban growth in a coordinated manner. • **Urban development integration:** The site is zoned rural residential and is adjacent to existing urban areas and partially within a Structure Plan area. Its inclusion in strategic growth planning (Future Proof Strategy, Waikato HBA) reflects the deliberate integration of urban expansion with productive land considerations. The site has been identified as necessary to meet projected housing needs where alternative land of lesser productive value is not available or feasible.

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	• **Freshwater management:** The project incorporates a multifunctional greenway that includes stormwater treatment and ecological restoration along the extent of the Greenway. This green infrastructure approach ensures that any effects on freshwater are managed within the development footprint, aligning with the *National Policy Statement for Freshwater Management* and protecting the receiving environment of the Waitoa River from development runoff. • **Land use capability and site-specific evaluation:** The identification of highly productive land on-site was supported by a detailed LUC assessment. It determined that while parts of the site fall under LUC 1–3, much of it is constrained, fragmented, or already compromised for long-term primary production. This assessment informed a balanced development approach. The residential component of Ashbourne demonstrates integrated management of highly productive land by aligning land use planning with urban growth needs and freshwater protection measures. It reflects a holistic, evidence-based approach consistent with Policy 2 of the NPS-HPL.
Policy 4: The use of highly productive land for land-based primary production is prioritised and supported.	The residential component of the Ashbourne development is located on land already zoned rural residential. On this basis, the portion of land proposed for residential is exempt from the requirements of the NPS-HPL. It is acknowledged that some of the wider development such as the retirement village, involves the conversion of some land mapped as LUC 1–3. While this is not directly consistent with the direction in Policy 4, the project has carefully considered the prioritisation of land-based primary production and demonstrates that its use for urban development is justified and consistent with the broader intent of Policy 4. • **Site-specific limitations:** The supporting detailed LUC assessment confirms that the site's productive capacity is limited by fragmentation, proximity to existing residential areas, and existing rural lifestyle development. The site lacks the

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	cohesion and scale typically required to support long-term viable primary production. Therefore, it is not viable in the long term to prioritise the land for primary production purposes. • **Strategic urban role:** The land has already been partially identified for urban expansion in the Eldonwood South Structure Plan and is directly adjacent to existing infrastructure and services. The current rural residential zoning means it is exempt from the NPS-HPL and makes strategic sense to use this land for residential purposes to avoid the need to encroach on high class soils subject to the NPS-HPL. Its use for residential development avoids further encroachment into more productive rural areas elsewhere in the district, thereby indirectly supporting the protection and prioritisation of more viable primary production land. • **Dual-use retention where possible:** Outside the residential component, the wider Ashbourne development incorporates agrivoltaic solar farms, where energy production and limited primary production (e.g., grazing or cropping under panels) can coexist, demonstrating commitment to retaining productive capacity where feasible. Although the residential development results in the loss of some rural land, it reflects a considered trade-off where primary production is no longer the most appropriate or sustainable use due to urban pressures and the current zoning. The proposal respects the intent of Policy 4 by focusing development in a constrained area, thereby reducing pressure on more viable, contiguous productive land elsewhere in the district.

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Policy 5: The urban rezoning of highly productive land is avoided, except as provided in this National Policy Statement.	The residential component of the Ashbourne development is located on land already zoned rural residential. On this basis, the portion of land proposed for residential is exempt from the requirements of the NPS-HPL. However, it is acknowledged that some parts of the wider project includes the development of land classified as highly productive (LUC 1–3). This is enabled under Clause 3.6(4) of the NPS-HPL, which allows urban rezoning where: Urban zoning is required to provide sufficient development capacity to meet expected housing demand; There are no other reasonably practicable and feasible options; and The benefits of rezoning outweigh the costs associated with the loss of productive land. While the proposal is not seeking to rezone the land but instead enable it for residential development, it broadly meets the criteria applicable in Clause 3.6(4) of the NPS-HPL. • **Housing demand**: The *Waikato Housing and Business Capacity Assessment* identifies a long-term housing shortfall in Matamata. Ashbourne directly addresses this by delivering a staged supply of diverse housing options. • **Lack of alternatives**: No comparably located, infrastructure-ready, non-productive land parcels of this scale exist in or near Matamata. The site is contiguous with the urban boundary and partially covered by an existing structure plan. • **Balanced benefits**: Detailed assessments show the site has limited long-term productive potential due to fragmentation, rural lifestyle encroachment, and

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	urban proximity. The social, economic, and environmental benefits of compact, well-integrated urban development outweigh the loss of limited productive use particularly given the known housing shortfall. In addition to the above, the Ashbourne site is partially located within the Eldonwood South Structure Plan and is zoned for rural residential purposes, signalling its long-term suitability for urban expansion. Given the clear and immediate need for housing, the site's proximity to existing infrastructure, and the absence of better-located alternatives, the proposal and use of the land is considered appropriate. Urban development is concentrated, justified, and mitigated to align with the policy's intent.
Policy 6: The rezoning and development of highly productive land as rural lifestyle is avoided, except as provided in this National Policy Statement.	The residential component of the Ashbourne development is located on land already zoned rural residential. On this basis, the portion of land proposed for residential is exempt from the requirements of the NPS-HPL. The project does not involve any rural lifestyle zoning or development. Instead, it proposes a compact, integrated residential area with a variety of urban housing typologies and densities consistent with urban zoning and structure planning. This approach: • Avoids low-density rural lifestyle fragmentation, which is specifically discouraged under Policy 6; • Delivers efficient land use, infrastructure servicing, and walkable neighbourhoods; • Supports housing supply in a form that reduces pressure for future rural lifestyle development elsewhere on highly productive land. The proposal is also consistent with the NPS-HPL's purpose of avoiding piecemeal, inefficient encroachment into productive areas through unmanaged rural lifestyle

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	development. Ashbourne does not propose rural lifestyle zoning or development. Its compact urban residential form is consistent with Policy 6, as it avoids the type of dispersed, low-density development that Policy 6 seeks to prevent.
Policy 7: The subdivision of highly productive land is avoided, except as provided in this National Policy Statement.	The residential component of the Ashbourne development is located on land already zoned rural residential. On this basis, the portion of land proposed for residential is exempt from the requirements of the NPS-HPL. Despite this, it is acknowledged that the project is not entirely consistent with the broader direction of Policy 7 of the NPS-HPL. While it involves the subdivision of land identified as highly productive (LUC 1–3), this is enabled under Clause 3.10 of the NPS-HPL, where subdivision may be allowed if: • The land is subject to permanent or long-term constraints making primary production economically unviable; • Fragmentation is avoided; • Reverse sensitivity effects are mitigated; and • The overall benefits of development outweigh the costs associated with the loss of productive land. The Ashbourne residential subdivision meets these criteria: • **Long-term constraints**: The site-specific LUC assessment (refer to **Appendix 1L**) demonstrates much of the land is already fragmented, encroached upon by rural lifestyle uses, and constrained by urban proximity. This limits its economic viability for future primary production.

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	• **Avoids fragmentation**: The subdivision will occur based on a comprehensive, master-planned urban framework, avoiding ad hoc or scattered lot creation and preserving larger productive land areas elsewhere in the district. • **Reverse sensitivity mitigated**: The layout incorporates buffers and design controls to manage potential effects on adjacent productive land. • **Balanced public benefit**: The housing, infrastructure efficiency, and urban containment benefits outweigh the limited loss of productive potential on the site. which this proposal is able to deliver and to create a well-functioning urban environment with several environmental, social, cultural and economic benefits. The Economic Assessment (refer to **Appendix 1K**) confirms that Ashbourne can achieve social and economic benefits that outweigh the long-term social and economic costs associated with the loss of this classified highly productive land. Although subdivision is proposed, it is considered that the project broadly still aligns with and meets the exception criteria under the NPS-HPL. It is therefore consistent with Policy 7, as the subdivision is necessary, strategically located, and managed to avoid broader adverse outcomes. It will also deliver a wider benefit to the current and future community.
Policy 8: Highly productive land is protected from inappropriate use and development.	The residential component of the Ashbourne development is located on land already zoned rural residential. On this basis, the portion of land proposed for residential is exempt from the requirements of the NPS-HPL. Despite this, the wider project including the retirement village component does involve the use of land identified as highly productive; however, it does not represent an inappropriate use within the context of the NPS-HPL. The proposal meets the exception criteria

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	provided under Clause 3.6 (urban rezoning) and Clause 3.10 (subdivision and development), and is supported by the following considerations: • **Strategic and necessary urban development**: The site is adjacent to the existing urban area, partially within a structure plan, and identified in the *Future Proof Strategy* and *Waikato Housing and Business Capacity Assessment* as necessary to meet current and future housing demand. The residential component of the proposal is able to deliver and create a needed well-functioning urban environment with several environmental, social, cultural and economic benefits. • **Avoids ad hoc development**: The proposal is a comprehensive, masterplanned residential development, not a fragmented or low-density rural lifestyle subdivision. The site proposed for residential is already zoned rural residential and is integrated with infrastructure and services, and avoids inefficient land use patterns. The site has already been identified as appropriate and practicable for future urban development with a portion of the site being within the Eldonwood Structure Plan. • **Limited productive potential**: The site-specific assessment (refer to **Appendix 1L**) confirms that the land is constrained by existing rural lifestyle uses, urban edge effects, and subdivision patterns, limiting its viability for ongoing primary production. The housing supply proposed will support a reduction of loss of 'more productive' highly productive land within the district as it provides the necessary supply to meet demand in an appropriate and practicable location in Matamata on land that is not suitable to support long term primary production uses. • **Public benefits outweigh loss**: The development delivers significant public benefits including housing supply, affordability, compact growth, and reduced

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	pressure on other productive areas. It is considered that these collective benefits outweigh the marginal productive value of the land in its current form. While the broader development affects land classified as highly productive, it is not an inappropriate use under the NPS-HPL. It is a strategically located, justified, and well-integrated urban expansion that aligns with the intent of Policy 8 to protect highly productive land from inefficient or unplanned development.
Policy 9: Reverse sensitivity effects are managed so as not to constrain land-based primary production activities on highly productive land.	The residential component of the development is located on land already zoned rural residential and therefore is exempt from the NPS-HPL requirements. Despite this, the residential development has been specifically designed to manage and mitigate reverse sensitivity effects on surrounding land-based primary production activities, in line with Policy 9. This includes: • **Edge treatments and buffers**: The masterplan incorporates larger lots, landscape buffers, and setbacks along the development's rural interfaces. This physical separation reduces the potential for future conflict between residential uses and neighbouring productive activities. • **Housing type and layout**: Higher-density housing is located internally, away from rural boundaries, while lower-density edge housing provides a transitional interface to surrounding rural land. • **Design controls**: The development will incorporate design guidance to manage fencing, orientation, and interface treatments to reduce sensitivity to noise, odour, or visual effects from adjacent productive land uses. • **Integrated planning**: The proposal avoids fragmenting rural areas or introducing isolated residential lots that would otherwise expose productive activities to unmanaged reverse sensitivity risk.

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	Reverse sensitivity effects are actively managed through layout, buffering, and design, ensuring that the project does not constrain neighbouring land-based primary production. The project is therefore consistent with Policy 9 of the NPS-HPL.

2.3 National Policy Statement for Freshwater Management 2020

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Objective: (1) The objective of this National Policy Statement is to ensure that natural and physical resources are managed in a way that prioritises: (a) first, the health and well-being of water bodies and freshwater ecosystems (b) second, the health needs of people (such as drinking water) (c) third, the ability of people and communities to provide for their social, economic, and cultural well-being, now and in the future.	The Ashbourne residential development includes a comprehensive stormwater management system integrated within a multifunctional greenway. This greenway is specifically designed to slow, filter, and treat stormwater before it enters the Waitoa River. The greenway corridor within the site offers a range of opportunities including ecological restoration, water runoff treatment, recreational activities. The ecological integrity of the water body is therefore prioritised. Overall, the entire Ashbourne development seeks to maintain the values and extent of existing waterbodies, including pasture and oxbow wetlands, which are primarily located within the western greenspace area adjacent to the Waitoa River. Human health needs are supported through ensuring and providing treated stormwater and resilient infrastructure. The development also assists with providing approximately 520 new homes of varying typologies and price to help meet critical demand, fulfilling (c).
Policy 1: Freshwater is managed in a way that gives effect to Te Mana o te Wai.	Te Mana o te Wai is a concept that refers to the fundamental importance of water and recognises that protecting the health of freshwater bodies protects the health and well-being of the wider environment. The Ashbourne residential development has been designed and planned to embody the principles of Te Mana o te Wai through integrated land and water management, ecological restoration, and cultural

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	engagement. The project has sought to protect the health of waterbodies, specifically the Waitoa River in the following ways: Greenway Design with Water Sensitive Urban Design (WSUD) • A multi-functional greenway is central to the residential development that integrates stormwater attenuation, natural filtration, and ecological enhancement. The greenway seeks to improve the health and well-being of Waitoa River by treating stormwater prior to discharge. Once constructed, the greenway will operate to treat stormwater runoff before it reaches Waitoa River to ensure filtration occurs. They direct and slow stormwater across the ground cover and through the soil, to support the filtration of sediments, nutrients and contaminations from incoming stormwater before discharging into the Waitoa River. Ecological Restoration and Indigenous Planting • The inclusion of ecological restoration and indigenous replanting opportunities for example, within the proposed reserve and open space. This will enhance freshwater ecosystem health through the maintenance and improvement of habitat, improving habitat complexity and re-establishing biodiversity corridors. Buffer Zones and Riparian Protection • The development includes substantial setbacks and no-build areas adjacent to the Waitoa River. These buffer zones will be restored with native species, which will assist with filtering runoff. Safe and Secure Water Infrastructure

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	• The residential units will connect to the existing Matamata potable water supply network, ensuring access to safe drinking water. Access to Natural Environments • The greenway, will also offer passive recreation and pedestrian connectivity throughout the residential area, enabling safe and restorative human interaction with natural water systems. Monitoring • The development includes commitments to long-term water quality monitoring, consistent with adaptive management. This ensures that water body health is not only maintained but progressively enhanced, which aligns with the intergenerational stewardship values at the heart of Te Mana o te Wai. Overall, this project supports Objective 1 through prioritising freshwater through the careful and considered engineering and design of the residential area. This is supported by the Assessment of Ecological Effects, included at **Appendix 1I** Letters of support have been provided by Ngāti Hauā, Raukawa, and Ngāti Hinerangi.
Policy 2: Tangata whenua are actively involved in freshwater management (including decision making processes), and Māori freshwater values are identified and provided for.	Tangata whenua (including Ngāti Hauā, Raukawa, Ngāti Hinerangi and Waikato Tainui) have been involved and consulted to this point of the project, which will continue to occur. The project has incorporated cultural values, using tangata whenua expertise to integrate their values and cultural heritage to the design aspects related to stormwater and waterbody protection. This is supported by the Cultural Impact Assessment, included as **Appendix 1H**.
Policy 3: Freshwater is managed in an integrated way that considers the effects of the use and development of land on a whole-of-catchment basis, including the effects on receiving environments.	The greenway is a necessary infrastructure tool for the Ashbourne development that improves environmental outcomes, particularly for freshwater quality and indigenous biodiversity. Once constructed, the greenway will operate to treat

Provision	Comment
	stormwater runoff before it reaches the Waitoa River to ensure filtration occurs. It will direct and slow stormwater across the ground cover and through the soil, to support the filtration of sediments, nutrients and contaminations from incoming stormwater before discharging into the River. The stormwater and wastewater systems for the residential area are integrated with natural water systems through staged infrastructure that connects with the greenway. Additionally, design decisions around waterways, planting and ecological corridors reflect mātauranga Māori, ensuring cultural significance of freshwater is upheld. Overall, the project ensures that the effects of the development on the whole-of-catchment basis are responded to. This is supported by the Infrastructure Report, included at Appendix 5F.
Policy 4: Freshwater is managed as part of New Zealand's integrated response to climate change.	The Ashbourne residential development actively contributes to New Zealand's response to climate change by integrating climate-resilient design into land and water management. The greenway system incorporates nature-based solutions—including rain gardens, vegetated swales, and stormwater wetlands—that reduce runoff, mitigate flood risk, and enhance water retention during extreme weather events expected to increase with climate change. Protection along riparian corridors and planting within artificial wetlands and the Greenway improves ecosystem resilience and contributes to carbon sequestration. Furthermore, the project reduces reliance on car-based transport through walkable design, cycling links, and proximity to town, supporting low-emission urban form. The integration of these features ensures freshwater ecosystems are buffered against climate-related pressures while enabling sustainable growth consistent with Policy 4.

Provision	Comment
Policy 5: Freshwater is managed (including through a National Objectives Framework) to ensure that the health and well-being of degraded water bodies and freshwater ecosystems is improved, and the health and well-being of all other water bodies and freshwater ecosystems is maintained and (if communities choose) improved.	The residential development component of Ashbourne delivers targeted interventions that improve the condition of freshwater resources currently affected by historic agricultural use. The development replaces pastureland with a greenway system designed to treat stormwater before it reaches the Waitoa River—currently considered to be in a degraded state due to surrounding land use. This system enhances water quality through sediment filtration, nutrient uptake, and flow moderation. For water bodies in a healthier state, such as minor headwater tributaries within the site, the proposal seeks to maintain the well-being and overall health maintains through the use of setbacks and non-intrusive land uses. Collectively, these measures ensure degraded systems are improved and other water bodies are safeguarded, consistent with the intent of Policy 5.
Policy 6: There is no further loss of extent of natural inland wetlands, their values are protected, and their restoration is promoted.	The project has proactively addressed the presence of any natural wetlands by mapping potential areas early in the design process. The Ecological Assessment identified some wetlands on site, located along the Waitoa River. These wetlands will be protected and enhanced as part of the wider Ashbourne development. No wetlands have been identified specifically within the residential or greenway site. Although wetlands are not a dominant feature of the site due to historic degradation, the proposal includes measures to: • Avoid wetland disturbance – the residential layout has been designed to avoid wetland areas, including no residential development within 100m of known wetlands located along the Waitoa River. • Establish protective buffer zones (especially along the greenway and near the Waitoa River);

Provision	Comment
	• Promote wetland-like ecological functions through constructed stormwater retention and treatment basins within the greenway. This is designed to slow, treat, and filter stormwater using wetland vegetation. Restoration elements like native planting indirectly seek to restore freshwater wetland values even in absence of formal wetlands on site. Notwithstanding this, restoration elements and wetland enhancements such as native planting indirectly seek to restore freshwater wetland values even in the absence of formal wetlands on the site. These enhancements will deliver positive environmental benefits for the wider Ashbourne site.
Policy 8: The significant values of outstanding water bodies are protected.	While the Waitoa River is not officially classified as an outstanding water body, the proposal treats it as an ecologically and culturally significant waterbody due to its proximity and cultural associations with iwi (Ngāti Hauā, Raukawa). Specifically, the greenway is aligned to flow toward and parallel the Waitoa River, providing buffer planting to protect riparian margins and vegetated overland flows to intercept sediment. No direct stormwater will be discharged into the river protecting the values of the Waitoa River and contributes to cumulative improvements downstream. The project seeks to improve the health and well-being of the Waitoa River through significant ecological restoration and enhancement including through: • creating a network of vegetated drainage swales and wetlands within the greenway; • planting indigenous species throughout the development to establish new habitats; and

Provision	Comment
	• maintaining separation between development edges and the Waitoa River, thereby preserving its marginal habitats. Long-term ecological monitoring will be implemented to assess the success of these habitats in supporting native species re-establishment. The protection and restoration of freshwater environments is summarised in the Assessment of Ecological Effects.
Policy 9: The habitats of indigenous freshwater species are protected.	N/A – there are no water bodies located within the site. Refer to the Assessment of Ecological Effects.
Policy 11: Freshwater is allocated and used efficiently, all existing over-allocation is phased out, and future over-allocation is avoided.	The Hydrogeology Assessment, included at **Appendix 1N**, outlines how water allocation will be managed in the catchment. The greenway will operate to treat stormwater runoff before it reaches the Waitoa River to ensure filtration occurs. This will support the future allocation of the freshwater resource. Consistent with Policy 11 direction, the residential component of the project seeks to avoid abstraction from surface water or groundwater. All residential water demand will be met through existing or upgraded municipal infrastructure, rather than private bores or takes. Water-sensitive urban design principles, including reduced impervious surfaces, retention basins and permeable paving will reduce reliance on piped services. During the construction-phase dewatering will be temporary and managed under resource consent conditions that avoid adverse cumulative allocation effects.
Policy 12: The national target (as set out in Appendix 3) for water quality improvement is achieved.	The national target is to increase proportions of specified rivers and lakes that are suitable for primary contact (that is, that are in the blue, green and yellow categories) to at least 80% by 2030, and 90% no later than 2040, but also to improve water quality across all categories. The greenway proposed is a necessary infrastructure tool to enable the residential development within Ashbourne. The

Provision	Comment
	greenway specifically helps to improve environmental outcomes, particularly for freshwater quality and indigenous biodiversity. Once constructed, the greenway will operate to treat stormwater runoff before it reaches the Waitoa River to ensure filtration occurs. They direct and slow stormwater across the ground cover and through the soil, to support the filtration of sediments, nutrients and contaminations from incoming stormwater before discharging into the river. Collectively, the above ensures the project cumulatively contributes to improving water quality in the regional catchment system.
Policy 13: The condition of water bodies and freshwater ecosystems is systematically monitored over time, and action is taken where freshwater is degraded, and to reverse deteriorating trends.	As outlined in the Assessment of Ecological Effects, ongoing monitoring will take place to ensure the condition of water bodies and freshwater ecosystems is not degraded. A draft Ecological Management Plan is appended to the Assessment of Ecological Effects, included at **Appendix 1J**.
Policy 15: Communities are enabled to provide for their social, economic, and cultural wellbeing in a way that is consistent with this National Policy Statement.	The Ashbourne residential development will enable diverse and affordable housing options for the current and future community, through stormwater management, open spaces, and an active transport network. It will provide for a range of adjacent land uses and offer a range of opportunities for ecological restoration, water runoff treatment, recreational activities and cultural re-instatement. The residential development proposed enables a development that advances housing needs which provide for the social, economic and cultural well-being of current and future generations, while maintaining and improving the integrity of freshwater environments. This is further supported by the Economic Impact Assessment.

2.4 National Policy Statement for Indigenous Biodiversity 2024

Provision	Comment
Objective The objective of this National Policy Statement is: (a) to maintain indigenous biodiversity across Aotearoa New Zealand so that there is at least no overall loss in indigenous biodiversity after the commencement date; and (b) to achieve this: (c) through recognising the mana of tangata whenua as kaitiaki of indigenous biodiversity; and i. by recognising people and communities, including landowners, as stewards of indigenous biodiversity; and ii. by protecting and restoring indigenous biodiversity as necessary to achieve the overall maintenance of indigenous biodiversity; and while providing for the social, economic, and cultural wellbeing of people and communities now and in the future.	The residential development as proposed has been designed to ensure there is no net loss of indigenous biodiversity and actively supports the objective of the NPS-IB. The Ecological Assessment concludes that the residential site is of low to negligible ecological value in terms of vegetation, bird habitat, and freshwater features. The proposal is considered to give effect to the Objective for the following reasons: **(a) Maintaining Indigenous Biodiversity (No Net Loss)** • The Ecological Assessment, confirm that the existing biodiversity value of the land is low, due to historical intensive farming and limited indigenous vegetation. The development will result in net biodiversity gain through ecological restoration within the greenway corridor, and stormwater reserves. Indigenous planting, habitat creation, and long-term management plans will contribute to the enhancement of ecological functions within the development footprint, while the existing biodiversity of the wetlands and Waitoa River is protected by the provision of setbacks for development and filtration of stormwater prior to discharge. • The solar farm avoids significant indigenous bird habitat and includes mitigation such as native planting and pest control, supporting the maintenance and potential enhancement of indigenous bird biodiversity; • Potential impacts on copper skinks are addressed through a Lizard Management Plan, including salvage, habitat creation, and long-term monitoring, ensuring no net loss and contributing to restoration.

Provision	Comment
	• The effects on long-tailed bats are acknowledged and managed through a Bat Management Plan, including Department of Conservation protocols and lighting design to avoid disruption; (b)(i) Recognising Mana of Tangata Whenua as Kaitiaki • Tangata whenua have been engaged in the process, and the development includes opportunities for incorporating mātauranga Māori and cultural narratives into landscape and ecological design. Further, the project recognises the kaitiakitanga role of tangata whenua in shaping and restoring natural systems within Ashbourne, particularly in relation to water and native planting along the greenway and some planting of specimen trees along the Waitoa River. (b)(ii) Recognising Communities and Landowners as Stewards • The design and ongoing management of open space and ecological corridors involve the community as stewards of biodiversity. The development will implement design guidelines and planting strategies that support long-term biodiversity maintenance and awareness among residents and the wider community. (b)(iii) Protecting and Restoring Indigenous Biodiversity • Areas within the site that are ecologically constrained or unsuitable for development have been identified for protection and repurposed for indigenous vegetation restoration. The greenway, a central feature of the development, will serve as a biodiversity corridor, enhancing ecological connectivity and native habitat values. (b)(iv) Balancing Environmental and Social, Economic, Cultural Wellbeing

Provision	Comment
	• The proposal provides for urgently needed housing in a well-located area, while also enhancing ecological values and integrating indigenous planting and stormwater features. This balance reflects the intent of the NPS-IB to maintain biodiversity while enabling growth that contributes to community wellbeing, resilience, and liveability. For the reasons above, it is considered that the project is consistent with the objective of the NPS-IB. It achieves no net loss of indigenous biodiversity through targeted restoration and enhancement, recognises tangata whenua and local communities as biodiversity stewards, and integrates ecological outcomes with the delivery of high-quality residential development that supports long-term social, economic, and cultural wellbeing.
Policy 1: Indigenous biodiversity is managed in a way that gives effect to the decision making principles and takes into account the principles of the Treaty of Waitangi. **Policy 2:** Tangata whenua exercise kaitiakitanga for indigenous biodiversity in their rohe, including through: (a) managing indigenous biodiversity on their land; and (b) identifying and protecting indigenous species, populations and ecosystems that are taonga; and (c) actively participating in other decision-making about indigenous biodiversity.	The project aligns with Policies 1 and 2 of the NPS-IB through the early and ongoing engagement with tangata whenua that has been undertaken and the delivery of a masterplan and associated management plans that actively provides for their role as kaitiaki (detailed further in the Consultation Report at **Appendix 1D**). Tangata whenua have been engaged through the planning stages of the project, consistent with the principles of partnership, participation, and protection under Te Tiriti o Waitangi. The project team recognises iwi and hapū as Treaty partners and continues to provide opportunities for input into ecological restoration, landscape design, and the expression of cultural values through place-making and naming. The development also incorporates a multi-functional greenway and riparian corridor along the Waitoa River, where there are active opportunities for tangata whenua to contribute to the design, planting, and any ecological restoration using mātauranga Māori. Future opportunities for tangata whenua to participate in ongoing management and monitoring of biodiversity outcomes (e.g., through planting days, cultural education signage, or co-governance models) are being explored.

Provision	Comment
	The recognition of cultural narratives and relationships with whenua and wai is embedded in the landscape strategy, helping connect community awareness of biodiversity with Māori values. Overall, the residential development proposal gives effect to Treaty principles by partnering with tangata whenua and providing genuine, practical opportunities for iwi and hapū to exercise kaitiakitanga over indigenous biodiversity within and around the development site. This supports both environmental outcomes and cultural wellbeing.
Policy 3: A precautionary approach is adopted when considering adverse effects on indigenous biodiversity.	The project adopts a precautionary approach in line with Policy 3 by proactively identifying, avoiding, and mitigating potential adverse effects on indigenous biodiversity, even where there is uncertainty. • **Baseline Ecological Assessment**: The site investigations have confirmed that the land has low existing indigenous biodiversity value due to historic rural use. Nonetheless, the design has assumed potential ecological value and incorporated protections and enhancements accordingly – refer to the Ecological Assessment at **Appendix 1I**. • **Conservative Design Response**: Areas with ecological or hydrological constraints (e.g., near the Waitoa River) have been excluded from development and set aside for restoration, stormwater treatment, or passive open space, ensuring that any unknown or marginal values are protected. • **Integrated Greenway and Planting**: The development includes a native planting programme and green infrastructure design to create habitat and improve connectivity, reducing the risk of unintended biodiversity loss. • **Monitoring and Adaptive Management**: The project allows for ongoing monitoring and adaptive landscape management, enabling early identification

Provision	Comment
	and response if unforeseen biodiversity effects emerge during development or post-construction. Furthermore, the following comments are made in relation to the identification and management of uncertain or potential effects: • Long-tailed bats were detected. Despite limited surveying timing, the project assumes potential roosting and commuting use and applies full Department of Conservation Bat Roost Protocols and lighting mitigation. • Although no lizards were found, the presence of copper skinks is assumed. A Lizard Management Plan is in place, including salvage, relocation, and habitat enhancement. • While no threatened species were recorded, the project assume potential nesting and applies seasonal clearance restrictions and nest checks. As indicative above, the project reflects a precautionary approach to indigenous biodiversity by avoiding potential risks where information may be limited, embedding ecological sensitivity into its design, and planning for long-term protection and enhancement. This is fully consistent with Policy 3 of the NPS-IB.
Policy 4: Indigenous biodiversity is managed to promote resilience to the effects of climate change.	As directed by Policy 4, the project through the residential development contributes to climate resilience through: • Restoration of native vegetation in the greenway and throughout stormwater reserves, enhancing ecosystem stability; • Incorporation of low-impact stormwater management to reduce runoff and erosion; and

Provision	Comment
	Provision of native shade planting and carbon-sequestering species. These measures contribute to the climate resilience of biodiversity and align with Policy 4 by integrating biodiversity enhancement into climate adaptation strategies.
Policy 7: SNAs are protected by avoiding or managing adverse effects from new subdivision, use and development.	No Significant Natural Areas (SNAs) were identified or located within the proposed residential development site – refer to the Ecological Assessment at **Appendix 1I**. On this basis, the proposal is not directly relevant, although it is still broadly consistent with the overall policy intent through the precautionary and protective approach taken: • **Site Assessment**: Ecological investigations confirm the absence of mapped or qualifying SNAs within the project footprint. Nonetheless, areas with potential ecological value—such as riparian margins near the Waitoa River—have been treated with care and excluded from intensive development. • **Avoidance of Effects**: Development has been deliberately avoided in ecologically constrained areas, with these spaces set aside for enhancement through native planting and stormwater treatment functions. • **Landscape Integration**: The design incorporates a greenway corridor that functions as both ecological enhancement and a natural buffer. This protects any adjacent or downstream biodiversity values from indirect effects (e.g., runoff, edge effects). • **Future-Proofing**: Should any area within or near the site be identified in future as an SNA, the development includes flexibility to manage or adjust landscape treatments to avoid or mitigate potential adverse effects. Although no SNAs are present on the site, the project demonstrates full alignment with Policy 7 by avoiding adverse effects on potentially significant biodiversity values and embedding protective measures into its design and staging. The project ensures

Provision	Comment
	that subdivision and development will not compromise SNA protection, now or in the future.
Policy 8: The importance of maintaining indigenous biodiversity outside SNAs is recognised and provided for.	The project gives practical effect to Policy 8 by actively maintaining and enhancing indigenous biodiversity outside of identified Significant Natural Areas (SNAs): • **Recognition of Biodiversity Values outside SNAs:** This includes the identification of long tailed bats using the site for community and foraging, identification of copper skinks likely present in low numbers and the identification of native birds which are common but still part of the indigenous fauna. • **Provision of Specific Management Plans:** Provision of specific management plans for species and habitats outside SNAs including for bats, lizards and birds. • **Greenway and Riparian Restoration**: The project includes a dedicated greenway that follows the Waitoa River corridor, where native planting and habitat creation will occur, restoring and enhancing biodiversity in an area not identified as an SNA but with ecological potential. • **Low Existing Biodiversity Baseline**: The site has been historically used for intensive farming and lacks significant remaining indigenous vegetation. Despite this, the development adopts a proactive approach by re-establishing indigenous biodiversity in degraded areas in order to deliver ecological and habitat enhancements. • **Integration into Urban Design**: Biodiversity outcomes are embedded within the urban layout via open spaces, stormwater reserves, and street landscaping using indigenous specie, ensuring that ecological functions extend across the development, not just isolated areas.

Provision	Comment
	• **Stewardship and Community Access**: The project supports long-term maintenance by making biodiversity features visible, accessible, and integrated into the daily lives of future residents, reinforcing community stewardship. Based on the above, it is considered that the residential development proposed fully aligns with Policy 8 by recognising and providing for the maintenance and enhancement of indigenous biodiversity outside SNAs, ensuring ecological gains occur across the broader landscape, not only in formally protected areas.
Policy 10: Activities that contribute to New Zealand's social, economic, cultural, and environmental wellbeing are recognised and provided for as set out in this National Policy Statement.	The project aligns and is consistent with Policy 10 by delivering a balanced and integrated approach that contributes to all four wellbeing pillars as summarised below: • **Social Wellbeing**: The development delivers a significant number of new homes in response to a well-documented housing shortage in Matamata. It includes a range of housing typologies, walkable neighbourhood design, and access to open space, all of which support community connection, inclusivity, and quality of life. • **Economic Wellbeing**: Ashbourne supports economic development by increasing the local population base, which strengthens demand for local services and businesses. It also includes commercial amenities within the site and contributes to local employment during construction and beyond. • **Cultural Wellbeing**: The project recognises and incorporates Māori cultural values through engagement with tangata whenua, and by integrating cultural narrative and opportunities for kaitiakitanga within the greenway and ecological areas. This supports ongoing cultural expression and connection to place.

Provision	Comment
	• **Environmental Wellbeing**: Despite being on modified land, the residential development at Ashbourne delivers net positive environmental outcomes by enhancing indigenous biodiversity outside SNAs, integrating low-impact stormwater design, and supporting active transport. It ensures biodiversity is maintained alongside urban development. Ashbourne is fully consistent with Policy 10 of the NPS-IB. It is an example of responsible development that enables housing and community growth while enhancing indigenous biodiversity and reflecting cultural and environmental values—delivering a net benefit across all dimensions of wellbeing.
Policy 13: Restoration of indigenous biodiversity is promoted and provided for. **Policy 14:** Increased indigenous vegetation cover is promoted in both urban and nonurban environments.	The residential development proposal actively supports the restoration of indigenous biodiversity and increase in indigenous vegetation cover and aligns with Policy 13 and 14 through integrated design and long-term ecological enhancement initiatives: • **Greenway Restoration**: A central feature of the development is a multi-functional greenway corridor, which includes the planting of a significant ecological corridor parallel to the Waitoa River and previously degraded farmland. This area will be planted with indigenous species and designed to restore habitat, improve ecological connectivity, and enhance water quality. • **Native Planting Strategy**: Restoration is embedded into streetscapes, stormwater areas, and open space networks. The landscape plan prioritises indigenous planting across the site, promoting habitat regeneration even outside of formally protected areas. The masterplan incorporates indigenous vegetation throughout the urban environment, including street trees, swales, stormwater areas, and pocket parks. This contributes to urban ecological function, enhances amenity, and supports climate resilience.

Provision	Comment
	• **Landscape and Open Space Strategy**: The planting strategy prioritises locally appropriate native species, maximising biodiversity benefits and long-term sustainability of vegetation in both urban and edge environments. • **Long-Term Management**: The restoration strategy includes provisions for ongoing maintenance, weed control, and ecological monitoring, ensuring that planted areas mature into functioning, biodiverse ecosystems over time. • **Cultural Integration**: Restoration activities will be informed by tangata whenua values and mātauranga Māori, further supporting holistic outcomes and a strong connection between biodiversity and cultural heritage. In addition to the above, the project also includes the protection of wetland areas, particularly oxbow and pasture wetlands adjacent to the Waitoa River. In addition, species-specific restoration measures are embedded in the design, such as the creation of refugia for copper skinks and the implementation of bat-sensitive lighting to support long-tailed bat activity. These actions are supported by a comprehensive Ecological Management Plan (refer to **Appendix 1J**) that ensures long-term maintenance and monitoring. Based on the above, it is considered that the residential development as proposed aligns with Policy 13 and 14 by embedding indigenous biodiversity restoration into the core of the project's design, delivery, and long-term management and delivering a clear net increase in indigenous vegetation in an urbanising context.
Policy 15: Areas outside SNAs that support specified highly mobile fauna are identified and managed to maintain their populations across their natural range, and information and awareness of highly mobile fauna is improved.	The residential development proposed is consistent with Policy 15 through its proactive and precautionary approach to identifying and supporting areas that may provide habitat or movement corridors for highly mobile indigenous fauna, even though the site is outside any identified Significant Natural Area (SNA).

Provision	Comment
	• **Prescence of Long Tailed Bats**: The Ecological Assessment confirms the presence of long-tailed bats, a nationally critical and highly mobile species, using the site for commuting and foraging. Their activity was recorded across multiple locations, particularly along the Waitoa River corridor, which is likely to serve as a movement pathway through the landscape. In response, the proposal includes a comprehensive Bat Management Plan that incorporates Department of Conservation protocols for identifying and protecting potential roost trees, as well as measures to mitigate the effects of artificial lighting through bat-sensitive design standards. These actions directly support the maintenance of bat populations across their natural range. Furthermore, the Ecological Assessment contributes to improved awareness of long-tailed bats by documenting their presence and ecological context, and by integrating species-specific management into the project design. • **Ecological Assessment and Habitat Consideration**: The Ecological Assessment prepared (refer to **Appendix 1I**) have considered the potential for the area to support highly mobile native birds and species (e.g. tūī, pīwakawaka, ruru) commonly found in peri-urban and riparian environments. While no specific species-dependent habitat has been confirmed, the development has adopted a precautionary approach. • **Greenway Connectivity**: The project includes a restored greenway and protected riparian corridor and associated stormwater network. These will provide improved vegetation structure and ecological connectivity that can support and maintain the movement of highly mobile fauna across the landscape should it occur. • **Native Planting to Support Foraging and Nesting**: The use of diverse indigenous planting throughout streetscapes, reserves, and riparian areas will enhance

Provision	Comment
	food sources and nesting habitat, improving the site's function as a corridor and habitat area for mobile fauna. In summary, the residential development aligns with Policy 15 by recognising the ecological value of areas outside SNAs for highly mobile fauna, enhancing habitat and connectivity through native planting and green infrastructure, and supporting community awareness. These actions contribute to maintaining indigenous species across their natural range.

3.0 Waikato Regional Policy Statement

Objective / Policy	Comment
Part 2: Resource Management Overview	
Integrated Management	
Objective IM-O1 – Integrated Management Natural and physical resources are managed in a way that recognises: 1. the inter-relationships within and values of water body catchments, riparian areas and wetlands, the coastal environment, the Hauraki Gulf and the Waikato River; 2. natural processes that inherently occur without human management or interference; 3. the complex interactions between air, water, land and all living things; 4. the needs of current and future generations; 5. the relationships between environmental, social, economic and cultural wellbeing; 6. the need to work with agencies, landowners, resource users and communities; and	This proposal seeks to provide housing and associated infrastructure to deliver the needs of current and future generations, in a manner that balances the relationship between environmental, social, economic and cultural well-being. The proposed residential development demonstrates an integrated management approach by coordinating housing outcomes with natural systems and ecological outcomes. The development has been designed to include stormwater treatment via a greenway network that aligns with the Waitoa River catchment. This is accompanied by extensive habitat restoration and ecological enhancement within the development. Tangata whenua involvement, efficient and effective infrastructure, and land use efficiency are central to the development's strategy.

7. the interrelationship of natural resources with the built environment.	
Objective IM-O4 – Health and wellbeing of the Waikato River The health and wellbeing of the Waikato River is restored and protected and Te Ture Whaimana o Te Awa o Waikato (the Vision and Strategy for the Waikato River) is achieved.	Although not located directly on the Waikato River, the site lies within the Waikato River catchment and contributes to its health and wellbeing. The residential proposal is considered consistent with and supports the objectives and principles of Te Ture Whaimana o Te Awa o Waikato for the following reasons: • Early engagement has occurred with iwi to ensure a holistic and integrated approach which allowed for iwi input into the design of the project; • It provides necessary housing and related infrastructure to enable development that will improve economic, employment, and in particular environmental outcomes – specifically freshwater quality; • The greenway will support the improvement of freshwater quality within the Waitoa River. The stormwater management proposal directly relates to the restoration and enhancement of the Waikato River catchment through enhancements to the Waitoa River, as well as best practice management and design to minimise degradation to waterbodies and associated freshwater values; • The project has the potential to strengthen environmental resilience and risk management from natural hazards, including flooding; • Appropriate management of risks and adverse effects through a series of Management Plans through the project construction phase; • The project avoids any direct discharge into sensitive freshwater environments and is designed to mitigate indirect cumulative impacts through staged development and infrastructure that aligns with river protection goals; and • Extensive landscape planting and ecological restoration along the Greenway, providing an ecological corridor leading to the Waitoa River, a tributary of the

	Waikato River. The planting will improve the ecological integrity of the site and reconnect people with the awa in line with the Vision and Strategy. Collectively, these actions enhance mauri and improve ecosystem functioning.
Objective IM-O5 – Climate Change Land use is managed to: 1. avoid the potential adverse effects of climate change induced weather variability and sea level rise on: (a) amenity; (b) the built environment, including infrastructure; (c) indigenous biodiversity; (d) natural character; (e) public health and safety; and (f) public access. 1. support reductions in greenhouse gas emissions within urban environments and ensure urban environments are resilient to the current and future effects of climate change.	The development supports climate resilience by integrating green infrastructure to manage stormwater and flooding, promoting compact form that supports active transport modes to reduce car dependency and therefore emissions from transport, and supporting local renewable energy generation (via the adjacent solar farm). It reduces long-term vulnerability to climate-induced weather variability by siting development away from flood-prone areas and using adaptive infrastructure design. The stormwater management approach for the site takes into account climate change, with flood modelling scenarios and stormwater events having been undertaken taking into account future rainfall and climate scenarios. In addition, the greenway incorporates planting and vegetation which will support the reduction in greenhouse gas emissions.
Objective IM-O7 – Relationship of tangata whenua with the environment The relationship of tangata whenua with the environment is recognised and provided for, including: 1. the use and enjoyment of natural and physical resources in accordance with tikanga Māori, including mātauranga Māori; and 2. the role of tangata whenua as kaitiaki.	The relationship of tangata whenua with the environment has been recognised and provided for in this proposal, with extensive consultation (**Appendix 1D**), provision of a Cultural Impact Assessment (**Appendix 1H**), and a design which recognises tangata whenua values and input. The proposed residential development provides for kaitiakitanga and cultural values through for example: • native restoration planting along the greenway; • recognition of mātauranga Māori in landscape design; • inclusion of cultural narratives in public spaces by way of signage and plaques to community the history and significance of the land.

Objective IM-O8 – Sustainable and efficient use of resources Use and development of natural and physical resources, excluding minerals, occurs in a way and at a rate that is sustainable, and where the use and development of all natural and physical resources is efficient and minimises the generation of waste.	The residential staging approach ensures the development will happen at a rate that minimises the rate at which natural and physical resources are required.
Objective IM-O9 – Amenity 1. The qualities and characteristics of areas and features, valued for their contribution to amenity, are maintained or enhanced; and 2. Where intensification occurs in urban environments, built development results in attractive, healthy, safe and high-quality urban form which responds positively to local context whilst recognising that amenity values change over time in response to the changing needs of people, communities and future generations, and such changes are not, of themselves, an adverse effect.	The residential component of the Ashbourne development aligns with Objective IM-09 by delivering a high-quality masterplanned urban environment that enhances amenity and supports residential growth in a way that is context responsive and future focused. • The residential development retains key landscape features, introduces new green spaces, and includes a linear greenway and riparian protection that provide visual, ecological, and recreational amenity for residents and the broader community. It integrates local character through indigenous planting, natural materials, and open space connections. • The subdivision is designed to achieve a walkable, legible, and connected neighbourhood, with a diversity of housing typologies, coherent streetscapes, and proximity to open space and amenities. It incorporates CPTED principles and promotes public safety and wellbeing. • The proposed lot sizes and built form transitions respond to the site's rural-urban interface, providing appropriate edge conditions while enabling efficient land use. Higher densities are located internally, with lower densities at boundaries to respect adjoining character and minimise adverse visual impacts. • The development explicitly acknowledges that amenity evolves with urban growth and changing community needs. It enables a shift in local character while delivering positive urban outcomes that support future generations, consistent with the RPS intent that such changes are not inherently adverse.

Policy IM-P3 – Tangata Whenua Tangata whenua are provided appropriate opportunities to express, maintain and enhance the relationship with their rohe through resource management and other local authority processes.	The project has actively provided for meaningful involvement of tangata whenua in the planning and design process, and by enabling opportunities to participate in the design and environmental management considerations. • Tangata whenua have been engaged from an early stage, with opportunities to provide input into planning, cultural values assessments, and the identification of opportunities for cultural expression within the development. • The development respects tangata whenua relationships with land and water by enhancing the Waitoa River corridor through the implementation of the Greenway ecological stormwater corridor and improved quality of stormwater discharge, incorporating mātauranga Māori in landscape design, and exploring opportunities for cultural naming, signage, and interpretation. • Protection of the riparian margin and native planting within the greenway corridor creates opportunities for ongoing involvement by tangata whenua in environmental management, supporting their role as kaitiaki and maintaining connections to ancestral landscapes. • The process for Ashbourne has been structured to allow tangata whenua voices to be heard, acknowledged, and embedded into decision-making, consistent with the principles of Te Tiriti o Waitangi.
Policy IM-P5 – Maintain and enhance areas of amenity value Areas of amenity value are identified, and those values are maintained and enhanced. These may include: 1. areas within the coastal environment and along inland water bodies; 2. scenic, scientific, recreational or historic areas; 3. areas of spiritual or cultural significance; 4. other landscapes or seascapes or natural features; and 5. areas adjacent to outstanding natural landscapes and features that are visible from a road or other public place.	The residential development within Ashbourne protects and enhances the overall amenity value particularly those associated with freshwater bodies, ecological habitat and cultural significance within and adjacent to the site. • The development includes a restoration-focused greenway parallel to the Waitoa River, incorporating native planting, improved public access, and ecological protection. This corridor enhances the recreational, ecological, and visual amenity associated with the river, in line with subclause (1).

	• Tangata whenua have been engaged in the planning process, and the design incorporates opportunities for cultural expression through signage and planting for example. These actions support the protection of areas of spiritual and cultural significance (subclause 3). • The subdivision layout and open space network have been designed to complement the site's natural topography and views to surrounding rural landscapes. Built form is set back from sensitive edges, maintaining the integrity of visual amenity and natural character in line with subclauses 4 and 5. • High-quality recreational spaces within the development, including parks and walking/cycling paths, ensure that local amenity is not only protected but enhanced and made accessible for future residents and the wider community in line with subclause 2.
Part 3: Domains and Topics	
Land and freshwater	
Objective LF-O1 – Mauri and values of fresh water bodies Maintain or enhance the mauri and identified values of fresh water bodies including by: 1. maintaining or enhancing the overall quality of freshwater within the region; 2. safeguarding ecosystem processes and indigenous species habitats; 3. safeguarding the outstanding values of identified outstanding freshwater bodies and the significant values of wetlands; 4. safeguarding and improving the life supporting capacity of freshwater bodies where they have been degraded as a result of human activities, with demonstrable progress made by 2030; 5. establishing objectives, limits and targets, for freshwater bodies that will determine how they will be managed;	The project has considered and embeds freshwater protection, enhancement, and integrated catchment management into the design, particularly through the implementation of the Greenway, providing an ecological corridor connecting to the Waitoa, part of the Waikato River catchment. It will: • Improve water quality - including for the Waikato River. • The development enhances the mauri of the Waitoa River by implementing low-impact stormwater management (e.g. vegetated swales and detention systems) and avoiding direct discharge to waterways. These measures maintain and improve freshwater quality and life-supporting capacity. • The development adopts a catchment-based approach to water management, recognising the interrelationship between urban development, water quality,

6. enabling people to provide for their social, economic and cultural wellbeing and for their health and safety; 7. recognising that there will be variable management responses required for different catchments of the region; and 8. recognising the interrelationship between land use, water quality and water quantity.	and hydrological function. It aligns with regional objectives and targets, and has been designed with direction consideration local and regional policy frameworks. • The development acknowledges tangata whenua relationships with freshwater, incorporates mātauranga Māori into landscape and water-sensitive design, and enables kaitiakitanga through involvement in restoration and environmental management. • While no NPS-FM qualifying wetlands or outstanding freshwater bodies are located directly within the residential site, protective and enhancement measures reduce downstream impacts and support broader regional outcomes. • Appropriately manage any construction effects. • Enable urban development that provides for current and future generations.
Objective LF-O2 – Allocation and use of fresh water The allocation and use of fresh water is managed to achieve freshwater objectives (derived from identified values) by: 1. avoiding any new over-allocation of ground and surface waters; 2. seeking to phase out any existing over-allocation of ground and surface water bodies by 31 December 2030; 3. increasing efficiency in the allocation and use of water; and 4. recognising the social, economic and cultural benefits of water takes and uses.	Based on the Hydrological Assessment (refer to Appendix 1N), the project does not require new large-scale water takes and is designed to promote efficient and sustainable water use within existing urban supply and allocation frameworks. • The development is located within an area already serviced by the Matamata urban water supply network, and does not involve any new groundwater or surface water abstractions that would contribute to over-allocation. • By relying on existing, consented water sources and minimising demand through design efficiencies, the project avoids contributing to ongoing over-allocation and supports the regional goal of addressing over-allocated systems by 2030.

	• The development incorporates water-sensitive urban design. These measures reduce water demand at both the lot and network level and promote efficient use of available water resources. • The development facilitates residential growth to meet critical housing demand, directly supporting social and economic wellbeing, while cultural values are recognised through water-sensitive design that reflects tangata whenua relationships with wai.
Objective LF-O3 – Riparian areas and wetlands Riparian areas (including coastal dunes) and wetlands are managed to: 1. maintain and enhance: (a) public access; and (b) amenity values. 2. maintain or enhance: (a) water quality; (b) indigenous biodiversity; (c) natural hazard risk reduction; (d) cultural values; (e) riparian habitat quality and extent; and (f) wetland quality and extent.	The Ecological Assessment (refer to Appendix 1I) confirms that there are no wetlands within the residential site. Notwithstanding this, the project has been designed in a way that restores and enhances the riparian corridor leading to the Waitoa River, while integrating public access, ecological protection, and cultural recognition. • The development includes a publicly accessible greenway that connects to the riparian margin of the Waitoa River. Walkways, cycle paths, and passive recreation areas are provided, significantly enhancing public access and visual amenity in a previously private, degraded landscape. • Stormwater is managed through naturalised systems that filter runoff before it reaches the Waitoa River. Riparian planting with indigenous species will support the restoration of biodiversity, strengthens ecological connectivity, and supports freshwater habitat. • By retaining the floodplain as open space and incorporating vegetated buffers, the greenway contributes to flood attenuation and reduces erosion risk along the Waitoa River corridor.

	• Engagement with tangata whenua has informed the approach, reflecting mātauranga Māori and supports kaitiakitanga through the enhancement of water and land, strengthening the cultural relationship with the awa. • The proposal expands and improves riparian habitat by replacing degraded pasture with continuous native vegetation, supporting aquatic and terrestrial species. • While no formal wetlands are present on site, the stormwater management areas are designed to replicate wetland functions, supporting water filtration, habitat creation, and hydrological resilience.
Objective LF-O4 – Values of soil The soil resource is managed to safeguard its life supporting capacity, for the existing and foreseeable range of uses. **Objective LF-O5 – High class soils** The value of high class soils for primary production is recognised and high class soils are protected from inappropriate subdivision, use or development.	While some LUC 1 – 3 soils are affected, the detailed soils assessment (refer to **Appendix 1L**), confirms the site is of limited productive capacity and not viable to support long term primary production due to existing fragmentation and rural residential and activity and the proximity to the urban area. The loss or re-purpose of this land for housing purposes is considered to be acceptable given the residential shortfall and high housing need identified in the Waikato Housing and Business Capacity Assessment. The compact and efficient urban form proposed also limits from further encroachment and will ensure that land that is of high value and suitable for primary production will be able to be protected in the long term. The residential component of the project is also proposed to occur on land that is excluded as being mapped as highly productive land under the NPS-HPL due to the underlying rural residential zoning.
Policy LF-P2 – Outstanding fresh water bodies and significant values of wetlands Ensure that the outstanding values of a fresh water body that result in that water body being identified as an outstanding fresh water body, and the significant values of wetlands, are protected and where appropriate enhanced.	This assessment is provided based on the Assessment of Ecological Effects included at **Appendix 1I**. For context, the project avoids adverse effects on any identified outstanding freshwater bodies or wetlands, and enhances the values of the local freshwater environment within the Waikato River catchment. There are no identified

	outstanding freshwater bodies within the development site. The design avoids encroachment into areas where there are identified wetlands of significance along the Waitoa River, ensuring protection of their values. Although not directly adjacent to any formally identified outstanding freshwater body, the Ashbourne site forms part of the Waikato River catchment. Its design prioritises upstream water quality improvement through the use of vegetated swales, stormwater detention, and riparian buffer planting along the Greenway. These measures reduce sediment and nutrient loads, indirectly supporting the protection of downstream outstanding water bodies. While no natural wetlands are present, the development includes constructed wetland-like stormwater features designed to mimic ecological and hydrological functions—supporting habitat creation, water filtration, and flood attenuation. The project also takes a precautionary approach, embedding freshwater enhancement and riparian protection as key design outcomes. This reflects the intent of Policy LF-P2 to safeguard significant freshwater values whether or not they are formally mapped.
Policy LF-P3 – All fresh water bodies Manage the effects of activities to maintain or enhance the identified values of fresh water bodies and coastal water including by: 1. reducing: (a) sediment in fresh water bodies and coastal water (including bank instability) that is derived from human based activities; (b) accelerated sedimentation of estuaries; (c) microbial and nutrient contamination; (d) other identified contaminants; and 2. Where appropriate, protection and enhancement of: (a) riparian and wetland habitat; (b) instream habitat diversity;	The project seeks to enhance freshwater bodies it affects by: • appropriately treating stormwater prior to discharge into the Waitoa River; • improving water quality; • increasing indigenous species populations; • undertaking habitat enhancement. The proposed residential development actively manages the effects of the land use on freshwater values through integrated, low-impact design in accordance with Policy LF-P3. Contamination will be reduced via naturalised stormwater systems alongside robust erosion and sediment controls during construction. Riparian margins along the Waitoa River will be maintained, with some indigenous planting

(c) indigenous biodiversity; and 3. providing for migratory patterns of indigenous freshwater species up and down rivers and streams and to the coastal marine area where practicable; and 4. avoiding: (a) physical modification of fresh water bodies where practicable; and (b) inappropriate development in flood plains; and 5. managing: (a) groundwater and surface water flow/level regimes, including flow regime variability; (b) linkages between groundwater and surface water; and (c) pest and weed species where they contribute to fresh water body and coastal water degradation.	provided in the form of specimen trees, protecting riparian and instream habitat, improving biodiversity, and supporting natural hazard resilience. The design avoids physical modification of the waterway and retains the floodplain as open space, protecting ecological function and minimising flood risk. While no direct fish passage structures are proposed, infrastructure will be designed to avoid disrupting migratory patterns of indigenous species. Surface water flows and groundwater interactions are respected through hydrologically sensitive layouts. Overall, the development takes a precautionary, catchment-based approach that upholds the ecological, cultural, and hydrological integrity of freshwater systems in line with Policy LF-P3.
Policy LF-P6 – Allocating fresh water Manage the increasing demand and competition for water through the setting of allocation limits, efficient allocation within those limits, and other regional plan mechanisms which achieve identified freshwater objectives and: 1. maintain and enhance the mauri of fresh water bodies; 2. retain sufficient water in water bodies to safeguard their life-supporting capacity and avoid any further degradation of water quality; 3. enable the existing and reasonably justified foreseeable domestic or municipal needs of people and communities and an individual's reasonable animal drinking water requirements to be met (with discretion to consider additional allocations for those particular uses in fully and over-allocated catchments); 4. avoid any reduction in the generation of electricity from renewable electricity generation activities, including the Waikato Hydro Scheme; and	The residential component of the Ashbourne development does not involve new or increased water takes and operates within the existing capacity of the Matamata urban water supply network. The proposal avoids contributing to over-allocation and supports regional planning mechanisms by ensuring efficient use of water through water-sensitive urban design and natural stormwater management. It maintains the mauri and life-supporting capacity of water bodies through the improvement of water quality, ecological restoration and overall function of the greenway to appropriately manage stormwater. The project enables the foreseeable domestic needs of the community without compromising existing takes or the operation of regionally significant infrastructure, such as the Waikato Hydro Scheme. By limiting demand and working within established allocation frameworks, the development contributes to sustainable water resource management while enabling community wellbeing.

5. recognise that lawfully existing water takes (including those for regionally significant industry and primary production activities supporting that industry) contribute to social, economic and cultural wellbeing and that significant investment relies on the continuation of those takes.	
Policy LF-P7 – Efficient use of fresh water Ensure that the allocated water resource is used efficiently.	Based on the Hydrogeology Assessment, it is considered there is sufficient groundwater and surface water allocation. It is noted that this proposal does not relate to the taking of water from freshwater bodies.
Policy LF-P8 – Maintain or enhance the life supporting capacity of the soil resource Manage the soil resource to: 1. minimise sedimentation and erosion; 2. maintain or enhance biological, chemical and physical soil properties; and 3. retain soil versatility to protect the existing and foreseeable range of uses of the soil resource.	It is proposed to manage the soil resource to minimise erosion and sedimentation, protect soil properties, and use land efficiently to retain versatility across the wider landscape. The soil will be managed in accordance with best practice earthworks management, in accordance with the Infrastructure Report (**Appendix 5F**), including erosion and sediment control measures that will mitigate any adverse effects on the soil resource.
Policy LF-P9 – Soil contaminants Ensure that contaminants in soils are minimised and do not cause a reduction in the range of existing and foreseeable uses of the soil resource. Particular attention will be given to the potential for effects on: 1. human health; 2. animal health; 3. suitability of soil for food production; 4. micro-nutrient availability; 5. soil ecology; and 6. groundwater.	The site investigation confirmed that while some contaminants associated with historical rural activities (e.g., pesticides, fertiliser use, and possible lead-based paint) were detected, all results were below the relevant human health and ecological soil guideline values set under the NES for Contaminants in Soil (NESCS). Importantly, no asbestos or PAHs were detected, and the elevated heavy metal levels (notably cadmium, lead, and zinc) were below NESCS thresholds and therefore do not pose a risk to human or animal health, food production suitability, or groundwater. The investigation was undertaken by a Suitably Qualified and Experienced Practitioner (SQEP) and concluded that the site does not meet the definition of contaminated land under the Waikato Regional Plan. A controlled activity consent under Regulation 9(3) of the NESCS is recommended to manage any future soil disturbance, ensuring full regulatory compliance. Soil contaminants, specifically with regard to human health, are being managed as outlined in the

	Detailed Site Investigated, included as **Appendix 1R** to minimise the potential effects of this contamination. Remediation is proposed to mitigate this.
LF-P11 – High Class Soils Avoid a decline in the availability of high class soils for primary production due to inappropriate subdivision, use or development.	Urban development is concentrated in a single area to avoid wider fragmentation of productive land. The loss of some high-class soils is offset by compact design, housing delivery, and avoidance of rural sprawl. A detailed Land Use Capability (LUC) assessment confirms that while some of the broader site area contain high class soils, their productive potential is significantly constrained by existing fragmentation, historical rural-residential activity, proximity to the urban edge, and infrastructure availability. Specifically, the portion of the site proposed for residential development is already zoned rural residential and lies partially within an identified structure plan area (Eldonwood South Structure Plan) and therefore is not highly productive. Furthermore, the site is adjacent to the existing urban area, meaning the proposed development supports efficient land use and reduces pressure to convert more viable rural land elsewhere. Furthermore, the loss of a limited area of constrained high class soil is considered outweighed by the strategic benefit of delivering well-integrated and serviced growth in an area with projected demand for housing and a current shortfall. This approach ensures the wider availability of high class soils in the region is protected from inappropriate subdivision and aligns with the purpose of Policy LF-P11.
Ecosystems & Indigenous Biodiversity	
Objective ECO-O1 – Ecological integrity and indigenous biodiversity The full range of ecosystem types, their extent and the indigenous biodiversity that those ecosystems can support exist in a healthy and functional state.	The project is considered to support restoring and enhancing the ecological integrity of a historically degraded, intensively farmed landscape. The site currently exhibits low ecological value due to extensive past modification, but the development actively reverses this through a comprehensive ecological strategy. Key initiatives include: • the protection of riparian margins

	• a multi-functional greenway along a tributary of the Waitoa River, which features native planting, habitat creation, and protection of identified natural inland wetlands. The Ecological Assessment at **Appendix 1I**, confirmed the presence of residual natural features—such as oxbows, ponds, and secondary flow paths—offering ecological and hydrological functions that will be enhanced through fencing, revegetation, and removal of livestock access. The design avoids adverse effects on ecologically sensitive areas through application of the effects management hierarchy (avoidance, minimisation, remediation) and ensures development does not compromise wetland hydrology or indigenous species. The proposal improves ecosystem functioning by increasing habitat extent and connectivity, reducing contaminant and sediment inputs, and restoring the mauri of water and soil systems.
Policy ECO-P1 – Maintain or enhance indigenous biodiversity Promote positive indigenous biodiversity outcomes to maintain the full range of ecosystem types and maintain or enhance their spatial extent as necessary to achieve healthy ecological functioning of ecosystems, with a particular focus on: 1. working towards achieving no net loss of indigenous biodiversity at a regional scale; 2. the continued functioning of ecological processes; 3. the re-creation and restoration of habitats and connectivity between habitats; 4. supporting (buffering and/or linking) ecosystems, habitats and areas identified as significant indigenous vegetation and significant habitats of indigenous fauna; 5. providing ecosystem services; 6. the health and wellbeing of the Waikato River and its catchment;	The project embeds positive biodiversity outcomes into the core design, contributing to the maintenance and enhancement of indigenous biodiversity at both the site and catchment scale. While the site is currently degraded and lacks significant indigenous vegetation or fauna habitats, the proposal delivers net biodiversity gain through large-scale native planting, riparian margin protection, and habitat enhancement along the greenway and stormwater corridors. These actions support ecological connectivity, the re-creation of habitat, and the continued functioning of local ecological processes. Restoration measures also provide ecosystem services such as water filtration, erosion control, and carbon sequestration, while contributing to the health and wellbeing of the Waikato River by improving upstream water quality. The project acknowledges and incorporates tangata whenua values through engagement and the integration of mātauranga Māori into landscape and planting strategies. Though no offset is formally required, the development adopts the principles of the effects management hierarchy and

7. contribution to natural character and amenity values; 8. tangata whenua relationships with indigenous biodiversity including their holistic view of ecosystems and the environment; 9. managing the density, range and viability of indigenous flora and fauna; and 10. the consideration and application of biodiversity offsets.	goes beyond mitigation to enhance indigenous biodiversity within a growing urban context.
Policy ECO-P2 – Protect significant indigenous vegetation and significant habitats of indigenous fauna Significant indigenous vegetation and the significant habitats of indigenous fauna shall be protected by ensuring the characteristics that contribute to its significance are not adversely affected to the extent that the significance of the vegetation or habitat is reduced.	The project is consistent with Policy ECO-P2 as it avoids adverse effects on any areas of significant indigenous vegetation or significant habitats of indigenous fauna. The Ecological Assessment confirm that while the site includes some modified natural features (e.g., small wetlands and ephemeral flow paths), none meet the criteria for significance under the RPS. Nonetheless, the development takes a precautionary approach, protecting and enhancing these features through fencing, native planting, and integration into the greenway network. The project avoids sensitive areas and applies the effects management hierarchy to ensure residual ecological values are maintained. As such, the development does not reduce the significance of any vegetation or habitat and contributes positively to site-wide ecological outcomes.
Hazards & Risks	
Objective HAZ-O1 – Natural hazards The effects of natural hazards on people, property and the environment are managed by: 1. increasing community resilience to hazard risks; 2. reducing the risks from hazards to acceptable or tolerable levels; and 3. enabling the effective and efficient response and recovery from natural hazard events.	The site is not subject to significant natural hazards. The residential proposal integrates flood hazard mitigation measures through a multifunctional greenway and naturalised stormwater infrastructure that manages overland flow, attenuates stormwater during high-intensity rainfall events, and preserves natural floodplain function. The development avoids sensitive locations along the Waitoa River that present flooding constraints, instead using these for open space, public access, and ecological enhancement. The stormwater management approach for the site takes into account climate change, with flood modelling scenarios and stormwater events having been undertaken taking into account future rainfall and climate change scenarios. This will be beneficial for the future urban development of Ashbourne. Geotechnical investigations have informed foundation and earthworks design to

	manage soil stability, with particular consideration for liquefaction risk in Hinuera Formation soils.
Policy HAZ-P1 – Natural hazard risk management approach Natural hazard risks are managed using an integrated and holistic approach that: 1. ensures the risk from natural hazards does not exceed an acceptable level; 2. protects health and safety; 3. avoids the creation of new intolerable risk; 4. Reduces intolerable risk to tolerable or acceptable levels; 5. enhances community resilience; 6. is aligned with civil defence approaches; 7. prefers the use of natural features over man-made structures as defences against natural hazards; 8. recognises natural systems and takes a 'whole of system' approach; and 9. seeks to use the best available information/best practice.	The project achieves the following: • reduces the risk from flooding natural hazards; • Protects the health and safety of the environment and its community; • Engineers a 'natural' solution to manage stormwater and flooding risk; • Implements best practice with technical input from a variety of specialists, including but not limited to ecologists, engineers and hydrogeologists. The project uses a whole-of-system approach, integrating natural flood defences (greenways) and avoiding high-risk areas. Risk assessments have informed the design. Residual risk is minimised through planning controls, site-specific design, and infrastructure that avoids reliance on hard protection.
Policy HAZ-P2 – Manage activities to reduce the risks from natural hazards Subdivision, use and development are managed to reduce the risks from natural hazards to an acceptable or tolerable level including by: 1. ensuring risk is assessed for proposed activities on land subject to natural hazards; 2. reducing the risks associated with existing use and development where these risks are intolerable; 3. avoiding intolerable risk in any new use or development in areas subject to natural hazards; 4. minimising any increase in vulnerability due to residual risk; 5. avoiding the need or demand for new structural protection works; and	

6. discouraging hard protection structures and promoting the use of alternatives to them, including natural defences in the coastal environment.	
HAZ-P3 – High impact, low probability natural hazard events The risks associated with high impact, low probability natural hazard events such as tsunami, volcanic eruptions, earthquakes and debris flows are considered, having particular regard to: 1. personal health and safety; 2. damage and/or disruption to essential community services; 3. the ability of a community to respond and recover; and 4. civil defence readiness, response and recovery planning.	
HAZ-P4 – Contaminated land Identify and manage contaminated land to ensure human, plant and animal health, and water, air and soil quality are protected from unacceptable risk.	As noted above, contaminated land is being managed as outlined in the Detailed Site Investigation, included at **Appendix 1R**, to minimise the potential effects of the contamination. This is in accordance with NES-CS and best practice.
Historical & Cultural Values	
Objective HCV-O1 – Historic and cultural heritage Sites, structures, landscapes, areas or places of historic and cultural heritage are protected, maintained or enhanced in order to retain the identity and integrity of the Waikato region's and New Zealand's history and culture.	In accordance with maps published by MPDC, it is considered the project site does not contain any identified sites or items of historic heritage value. Any works to date have not identified any historic or archaeological discoveries, and the landowners are not aware of any. This is supported by the Cultural Impact Assessment, included as **Appendix 1H.** The project incorporates proactive recognition of Māori cultural values, the integration of mātauranga Māori into design, and its commitment to an ongoing partnership with mana whenua. Tangata whenua have been engaged early in the project and their cultural values have informed the layout, landscape design, stormwater management and ecological restoration strategies. Although no known wāhi tapu or archaeological sites are directly impacted, the development protects
HCV-P2 – Relationship of Māori to taonga Recognise and provide for the relationship of tangata whenua and their culture and traditions with their ancestral lands, water, sites, wāhi tapu and other taonga.	

	culturally sensitive features such as the Waitoa River through riparian enhancement, water-sensitive design, and the application of kaitiakitanga principles. Key measures include collaboration on bilingual signage, naming of streets and spaces, incorporation of iwi art and narrative into public areas, and cultural interpretation features within the greenway corridor. The project will apply appropriate tikanga protocols, including Accidental Discovery Protocols (ADP) through conditions of consent, involve cultural monitors during construction, and use indigenous planting aligned with mahinga kai values and landscape restoration. These actions ensure the protection of cultural heritage and actively support the relationship of mana whenua with their taonga, delivering long-term cultural, environmental, and social outcomes in accordance with the intent of Objective HCV-O1 and Policy HCV-P2.
Natural Character	
Objective NATC-O1 – Natural character The natural character of the coastal environment, wetlands, and lakes and rivers and their margins are protected from the adverse effects of inappropriate subdivision, use and development.	It is considered that the residential proposal avoids inappropriate subdivision or built development within the margins of the Waitoa River and instead protects and enhances the river's natural character through ecological protection and sensitive open space design. The riparian corridor is retained and protected with some additional vegetation proposed at the terminus of the greenway and in the form of specimen trees, providing visual and ecological buffering between the urban form and the river. Built development is set back from the river margin, maintaining the natural topography and avoiding modification of natural features. The greenway design integrates passive recreation and stormwater management without compromising the integrity or aesthetic of the river environment. These measures ensure that the natural character of the river and its margin is safeguarded from adverse effects.
Policy NATC-P1 – Preserve natural character	The residential development avoids adverse effects on the natural character of the Waitoa River and its margins, and actively promotes preservation and protection.

Ensure that activities within the coastal environment, wetlands, and lakes and rivers and their margins are appropriate in relation to the level of natural character and: 1. where natural character is pristine or outstanding, activities should avoid adverse effects on natural character; 2. where natural elements/influences are dominant, activities should avoid significant adverse effects and avoid, remedy or mitigate other adverse effects on natural character; 3. where man-made elements/influences are dominant, it may be appropriate that activities result in further adverse effects on natural character, though opportunities to remedy or mitigate adverse effects should still be considered; 4. promote the enhancement, restoration, and rehabilitation of the natural character of the coastal environment, wetlands and lakes and rivers and their margins; and 5. regard is given to the functional necessity of activities being located in or near the coastal environment, wetlands, lakes, or rivers and their margins where no reasonably practicable alternative locations exist.	The river corridor currently has low to moderate natural character due to historic land modification and pastoral use. In line with clause (3), where man-made influences are dominant, the development takes the opportunity to remedy and mitigate past degradation through re-naturalisation of stormwater pathways, and the creation of a publicly accessible greenway. Built development is set back from the river margin, avoiding adverse effects on remaining natural elements and enabling the recovery of ecological processes and landscape values (clause 4). No hard infrastructure is proposed within the riparian zone, and where stormwater outfalls are required, they are designed to integrate with the landscape and avoid bank destabilisation. The project does not rely on functional necessity to locate within the river margin (clause 5), and instead, all proposed activities within the vicinity of the river are appropriate, restorative in intent, and enhance both ecological and amenity values.
Urban Form & Development	
Objective UFD-O1 – Built environment Development of the built environment (including transport and other infrastructure) and associated land use occurs in an integrated, sustainable and planned manner which enables positive environmental, social, cultural and economic outcomes, including by: 1. promoting positive indigenous biodiversity outcomes; 2. preserving and protecting natural character, and protecting outstanding natural features and landscapes from inappropriate subdivision, use, and development; 3. integrating land use and infrastructure planning, including by ensuring that development of the built environment does not	The residential development delivers a compact, masterplanned urban expansion at the southern edge of Matamata that is well-integrated with the existing urban environment and future growth patterns. The project provides a diverse mix of residential densities in a coordinated layout that supports walkability, multimodal connectivity, and infrastructure efficiency. The promotion of active transport modes supports a low emissions development. Located partially within the Eldonwood South Structure Plan and adjacent to existing urban zoning, the development consolidates growth rather than contributing to rural sprawl, thereby protecting surrounding productive rural land and natural features. It integrates three waters and transport infrastructure in a staged and futureproofed manner and includes a multifunctional greenway that enhances ecological, cultural, and recreational values

compromise the safe, efficient and effective operation of infrastructure corridors; 4. integrating land use and water planning, including to ensure that sufficient water is available to support future planned growth; 5. recognising and protecting the value and long-term benefits of regionally significant infrastructure; 6. protecting access to identified significant mineral resources; 7. minimising land use conflicts, including minimising potential for reverse sensitivity; 8. anticipating and responding to changing land use pressures outside the Waikato region which may impact on the built environment within the region; 9. providing for the development, operation, maintenance and upgrading of new and existing electricity transmission and renewable electricity generation activities including small and community scale generation; 10. promoting a viable and vibrant central business district in Hamilton city, with a supporting network of sub-regional and town centres; and 11. providing for a range of commercial development to support the social and economic wellbeing of the region.; and 12. strategically planning for growth and development to create responsive and well-functioning urban environments, that: (a) support reductions in greenhouse gas emissions and are resilient to the current and future effects of climate change; (b) improve housing choice, quality, and affordability; (c) enable a variety of homes that enable Māori to express their cultural traditions and norms; (d) ensure sufficient development capacity, supported by integrated infrastructure provision, for identified housing and business needs in the short, medium and long term;	while supporting sustainable stormwater management. Collectively, the project achieves a well-designed urban form that addresses housing needs, improves resilience, and maintains alignment with strategic growth directions, satisfying the outcomes sought by Objective UFD-O1.

(e) improves connectivity within urban areas, particularly by active transport and public transport;

(f) take into account the values and aspirations of hapū and iwi for urban development.

Objective UFD-O2 – Housing bottom lines for the Future Proof area

The housing bottom lines for sufficient, feasible, reasonably expected to be realised development capacity for housing in the Future Proof area are met, in accordance with the requirements of the National Policy Statement on Urban Development (NPS UD) 2020.

Area	Housing bottom lines (number of dwellings)		
	Short to Medium (2020-2030)	Long term (2031-2050)	Total
Future Proof Sub-Region	25,300	46,800	72,100

The residential development proposed directly contributes to achieving the housing bottom lines identified for the Future Proof sub-region under Objective UFD-O2 by delivering a substantial supply of feasible, serviced, and realistically deliverable housing capacity in Matamata, one of the key Tier 3 towns within the Future Proof area. In addition to the capacity provided through the retirement village, the project will deliver approximately 520 new dwellings, including a mix of standalone homes and medium-density housing. Located adjacent to the existing urban edge and partially within the Eldonwood South Structure Plan, the development supports growth consolidation and aligns with the spatial intent of the Future Proof Strategy. The proposed dwellings represent a meaningful contribution toward the short- to medium-term housing bottom line (2020–2030) which is particularly important given Matamata-Piako's identified housing shortfall in the Waikato Housing and Business Capacity Assessment (2021). Staging, infrastructure alignment, and market readiness ensure the development capacity is realistically expected to be realised, as required under the NPS-UD.

Policy UFD-P1 – Planned and co-ordinated subdivision, use and development

Subdivision, use and development of the built environment, including transport, occurs in a planned and co-ordinated manner which:

1. has regard to the principles in APP11;
2. recognises and addresses potential cumulative effects of subdivision, use and development;
3. is based on sufficient information to allow assessment of the potential long-term effects of subdivision, use and development; and
4. has regard to the existing built environment.

The residential component of the Ashbourne development as proposed delivers a well-planned and considered masterplan for urban growth that is comprehensively coordinated with infrastructure delivery, land use strategy, and the existing built environment. The proposal is underpinned by a suite of technical assessments that provide a robust understanding of long-term effects and cumulative impacts, consistent with the principles of APP11. The development is located adjacent to existing urban environment and partially within the Eldonwood South Structure Plan area, allowing for a logical and efficient extension of Matamata's urban footprint. It

Policy UFD-P2 – Co-ordinating growth and infrastructure

Management of the built environment ensures: (a) the nature, timing and sequencing of new development is co-ordinated with the development, funding, implementation and operation of transport and other infrastructure, in order to: (b) optimise the efficient and affordable provision of both the development and the infrastructure; (c) maintain or enhance the operational effectiveness, viability and safety of existing and planned infrastructure; (d) protect investment in existing infrastructure; and (e) ensure new development does not occur until provision for appropriate infrastructure necessary to service the development is in place; (f) the spatial pattern of land use development, as it is likely to develop over at least a 30-year period, is understood sufficiently to inform reviews of the Regional Land Transport Plan. As a minimum, this will require the development and maintenance of growth strategies where strong population growth is anticipated or as required for tier 3 local authorities as set out in UFD-P18 and its associated methods; (g) the efficient and effective functioning of infrastructure, including transport corridors, is maintained, and the ability to maintain and upgrade that infrastructure is retained; and (h) a co-ordinated and integrated approach across regional and district boundaries and between agencies; and (i) that where new infrastructure is provided by the private sector, it does not compromise the function of existing, or the planned provision of, infrastructure provided by central, regional and local government agencies.	respects the existing built environment through transitional land use interfaces and protects productive rural land by avoiding dispersed or ad hoc growth. Infrastructure provision is sequenced and aligned with the capacity of three waters and transport networks, ensuring no development occurs ahead of appropriate servicing. Detailed infrastructure, transport, and staging plans confirm that servicing can be delivered in an efficient, cost-effective, and resilient manner, supporting both current needs and long-term growth. The project maintains the functionality and investment in existing infrastructure and integrates low-impact stormwater design and renewable energy to enhance sustainability outcomes. By supporting multimodal connectivity, walkable neighbourhoods, and diverse housing options, Ashbourne contributes to a well-functioning urban environment while reinforcing the Future Proof Strategy and the spatial pattern of growth necessary to inform long-term infrastructure planning. Coordination with regional and district agencies and engagement with tangata whenua further strengthens alignment with the integrated planning approach required by both policies.
Policy UFD-P4 – Energy Demand Management Development should minimise transport, energy demand and waste production, encourage beneficial re-use of waste materials, and promote the efficient use of energy.	The Ashbourne Development aligns with Policy UFD-P4 by promoting compact, walkable urban form that reduces transport energy demand and supports active modes. Lot orientation enables passive solar design, and the development is adjacent to a solar farm, encouraging renewable energy integration. Low-impact

	stormwater systems minimise infrastructure energy use, and construction will follow waste minimisation practices. These features collectively support efficient energy use, reduced emissions, and sustainable development outcomes.
Policy UFD-P13 – Commercial Development in the Future Proof Area Management of the built environment in the Future Proof area shall provide for varying levels of commercial development to meet the wider community's social and economic needs, primarily through the encouragement and consolidation of such activities in existing commercial centres, and predominantly in those centres identified in Table 37 (APP12). Commercial development is to be managed to: 1. support and sustain the vitality and viability of existing commercial centres identified in Table 37 (APP12); 2. support and sustain existing physical resources, and ensure the continuing ability to make efficient use of, and undertake long-term planning and management for the transport network, and other public and private infrastructure resources including community facilities; 3. recognise, maintain and enhance the Hamilton Central Business District as the primary commercial, civic and social centre of the Future Proof area, by: (a) encouraging the greatest diversity, scale and intensity of activities in the Hamilton Central Business District; (b) managing development within areas outside the Central Business District to avoid adverse effects on the function, vitality or amenity of the Central Business District beyond those effects ordinarily associated with trade competition on trade competitors; and (c) encouraging and supporting the enhancement of amenity values, particularly in areas where pedestrian activity is concentrated.	While predominately residential, a small neighbourhood scale commercial node is proposed to support the local residential community rather than compete with Matamata's existing commercial centre. Located centrally within the development, the small commercial area provides for the day-to-day needs of future residents, promoting walkability, reducing reliance on vehicle trips to the town centre, and enhancing the liveability of the neighbourhood. Its scale and function are complementary, not competitive, and its inclusion is consistent with good urban design principles that encourage mixed-use outcomes and support a compact urban form. The proposal avoids adverse effects on the role, function, or amenity of Matamata's main centre and instead reinforces the hierarchy of commercial activity envisioned under Policy UFD-P13. It is specifically designed to avoid detracting from the vitality or viability of the Matamata town centre.

4. recognise that in addition to retail activity, the Hamilton Central Business District and town centres outside Hamilton are also centres of administration, office and civic activity. These activities will not occur to any significant extent in Hamilton outside the Central Business District in order to maintain and enhance the Hamilton Central Business District as the primary commercial, civic and social centre; 5. recognise, maintain and enhance the function of sub-regional commercial centres by: (a) maintaining and enhancing their role as centres primarily for retail activity; and (b) recognising that the sub-regional centres have limited non-retail economic and social activities; 6. maintain industrially zoned land for industrial activities unless it is ancillary to those industrial activities, while also recognising that specific types of commercial development may be appropriately located in industrially zoned land; and 7. ensure new commercial centres are only developed where they are consistent with (1) to (6) of this policy. New centres will avoid adverse effects, both individually and cumulatively on: (a) the distribution, function and infrastructure associated with those centres identified in Table 37 (APP12); (b) people and communities who rely on those centres identified in Table 37 (APP12) for their social and economic wellbeing, and require ease of access to such centres by a variety of transport modes; (c) the efficiency, safety and function of the transportation network; and (d) the extent and character of industrial land and associated physical resources, including through the avoidance of reverse sensitivity effects.	

8. recognise that in the long term, the function of sub-regional and town centres listed in Table 37 may change.	
Policy UFD-P14 – Rural-residential Development in Future Proof Area Management of rural-residential development in the Future Proof area will recognise the particular pressure from, and address the adverse effects of, rural-residential development in parts of the sub-region, and particularly in areas within easy commuting distance of Hamilton and: 1. the potential adverse effects (including cumulative effects) from the high demand for rural-residential development; 2. the high potential for conflicts between rural-residential development and existing and planned infrastructure and land use activities; 3. the additional demand for servicing and infrastructure created by rural-residential development; 4. the potential for cross-territorial boundary effects with respect to rural-residential development; and 5. has regard to the principles in APP11.	The proposal avoids rural residential sprawl and instead provides compact urban-scale development, in line with Future Proof objectives. While the current zoning of the site is rural residential, the Ashbourne development is consistent with Policy UFD-P14 as it does not constitute rural-residential development and avoids the fragmentation of rural land. Instead, it delivers a residential development and community adjacent to the existing Matamata urban area, partially within the Eldonwood South Structure Plan. The proposal supports compact growth and avoids ad hoc expansion by integrating with existing zoning and infrastructure. It provides a full range of urban services, housing typologies, and transport connections—distinct from dispersed or large-lot rural-residential development.
Policy UFD-P18 – Tier 3 Local Authority Areas Outside the Future Proof Strategy New urban development in tier 3 local authority areas shall be managed in a way that: 1. recognises and provides for the intended urban development pattern as set out in any agreed council-approved growth strategy or equivalent council-approved strategies and plans; 2. contributes towards sufficient development capacity required to meet expected demand for housing and for business land over the short term, medium term, and long term as set out in the National Policy Statement on Urban Development; 3. focuses new urban development in and around existing settlements; 4. prevents a dispersed pattern of settlement and the resulting inefficiencies in managing resources that would arise from urban and	The Ashbourne residential development delivers a cohesive, infrastructure-ready urban expansion to Matamata, a Tier 3 local authority area. Rather than contributing to dispersed or fragmented rural-residential growth, the development is located adjacent to the existing urban boundary and within the direction of planned growth identified in the Eldonwood South Structure Plan. It delivers a well-functioning urban environment through a mix of housing typologies, walkable street networks, integrated open space, and a local centre that supports social interaction and access to daily needs. The development is coordinated with water, wastewater, stormwater, and transport infrastructure, with staging aligned to ensure servicing is efficient and timely. It also enhances integration with the wider transport system, providing logical extensions to existing roads, future cycling and pedestrian links, and network

rural residential development being located in the rural environment outside of identified urban growth areas; 5. avoids the cumulative effect that subdivision and consequent fragmented land ownership can have on the role of identified urban growth areas in providing a supply of land for urban development; 6. ensures that any development is efficient, consistent with, and supported by, appropriate infrastructure necessary to service the area; 7. has particular regard to the principles in APP11; 8. recognises environmental attributes or constraints to development and addresses how they will be avoided or managed including those specifically identified in UFD-M8, high class soils as identified in LF-M41, and planning in the coastal environment as set out in CE-M1; 9. in relation to urban environments: (a) concentrates urban development through enabling heights and density in those areas of an urban environment with accessibility by active or public transport to a range of commercial activities, housing and community services, and where there is demand for housing and business use; (b) provides for high-quality urban design which responds positively to local context whilst recognising and allowing for amenity values of the urban and built form in areas planned for intensification to develop and change over time, and such change is not, in and of itself, an adverse effect; (c) enables a diverse range of dwelling types and sizes to meet the housing needs of people and communities, including for: i. households on low to moderate incomes; and ii. Māori to express cultural traditions and norms; (d) enables a variety of site sizes and locations in urban environments suitable for different business sectors; (e) supports reductions in greenhouse gas emissions including through providing for an increasingly compact urban form that	connectivity that complements district transport planning. Importantly, Ashbourne avoids inefficient, ad hoc expansion into the rural environment and instead contributes to a compact, sustainable settlement pattern, reinforcing the urban form and infrastructure investment of Matamata. This approach is directly aligned with the outcomes sought under Policy UFD-P18.

	supports less carbon intensive transport modes such as active and public transport.	

4.0 Waikato Regional Plan

The following chapters are not considered relevant, and are not assessed:

- Chapter 1 (Approaches to Resource Management) is administrative and does not include objectives and policies.
- Chapter 6 (Air Module) is not relevant to this application as resource consent is not required for discharge to air.
- Chapter 7 (Geothermal Module) is not relevant to this application as no activities are proposed in relation to geothermal activities.

Objective / Policy	Comment
Chapter 2: Matters of Significance to Māori	
2.3 Tangata Whenua Relationship with Natural and Physical Resources	
Objective 2.3.2 1. *Uncertainty for all parties regarding the relationship between tangata whenua and resources for which they are Kaitiaki minimised.* 2. *Tangata whenua able to give effect to kaitiakitanga*	Extensive consultation with Tangata Whenua has been undertaken as part of the Ashbourne Development, as further detailed in the Consultation Report at **Appendix 1D**. A Cultural Impact Assessment and Letters of support have been provided by Ngāti Hauā, Raukawa, and Ngāti Hinerangi. Memorandum of understandings with regards to matters such as earthworks, accidental discovery protocol and planting schedules will be prepared as a condition of consent. On this basis, it is considered that the overall Ashbourne Development will be in keeping with the intent of Objective 2.3.2.
Chapter 3: Water Module	

3.1 Water Resources	
Objective 3.1.2 *The management of water bodies in a way which ensures:* *(a) That people are able to take and use water for their social, economic and cultural wellbeing* *(b) Net improvement of water quality across the Region* *(c) The avoidance of significant adverse effects on aquatic ecosystems* *(d) The characteristics of flow regimes are enhanced where practicable and justified by the ecological benefits* *(e) The range of uses of water reliant on the characteristics of flow regimes are maintained or enhanced* *(f) The range of uses of water reliant on the characteristics of flow regimes are maintained or enhanced* *(g) Inefficient use of the available ground surface water resources is minimised* *(h) An increase in the extent and quality of the Region's wetlands* *(i) That significant adverse effects on the relationship tangata whenua as Kaitiaki have with water and their identified taonga such as waahi tapu, and native flora and fauna that have customary and traditional uses in or on the margins of water bodies, are remedied or mitigated* *(j) The cumulative adverse effects on the relationship tangata whenua as Kaitiaki have with water their identified taonga such as waahi tapu, and native flora and fauna that have customary and traditional uses that are in or on the margins of water bodies are remedied or mitigated* *(k) The management of non-point source discharges of nutrients, faecal coliforms and sediment to levels that are consistent with the identified purpose and values for which the water body is being managed*	As identified in the Assessment of Ecological Effects, the natural waterbodies located within the site are wetlands at the western boundary. Broader ecological enhancements through provision of substantial planting across the site, including the Greenway corridor, are proposed to deliver wider environmental benefits. The proposal also includes a temporary groundwater take during the construction period and the discharge of stormwater to the Waitoa River via the proposed greenway, and is considered to be in keeping with Objective 3.1.2. In particular, A multi-functional greenway is central to the residential development that integrates stormwater attenuation, natural filtration, and ecological enhancement. The greenway seeks to improve the health and well-being of Waitoa River by treating stormwater prior to discharge. Once constructed, the greenway will operate to treat stormwater runoff before it reaches Waitoa River to ensure filtration occurs. They direct and slow stormwater across the ground cover and through the soil, to support the filtration of sediments, nutrients and contaminations from incoming stormwater before discharging into the Waitoa River.

(l) The natural character of the coastal environment, wetlands and lakes and rivers and their margins (including caves), is preserved and protected from inappropriate use and development *(m) Ground water quality is maintained or enhanced and ground water takes managed to ensure sustainable yield* *(n) Shallow ground water takes do not adversely affect values for which any potentially affected surface water body is managed* *(o) Concentrations of contaminants leaching from land use activities and non-point source discharges to shallow ground water and surface waters do not reach levels that present significant risks to human health or aquatic ecosystems* *(p) That the positive effects of water resource use activities and associated existing lawfully established infrastructure are recognised, whilst avoiding, remedying or mitigating adverse effects on the environment.* *(q) Refer to Objective 3.A.1.*	
3.2 Management of Water Resources	
Policy 3.2.3.1 Management of Water Bodies *Manage all water bodies to enable a range of water use activities, whilst ensuring that a net improvement in water quality across the Region is achieved over time through:* *(a) Classifying and mapping water bodies based on the characteristics for which they are valued and implementing the classification through a mixture of regulatory and non-regulatory methods.* *(b) Maintaining overall water quality in areas where it is high, and in other water bodies, avoiding, remedying or mitigating cumulative degradation of water quality from the effects of resource use activities.* *(c) Enhancing the quality of degraded waterbodies.*	As outlined above.

(d) Providing for the mitigation and remediation of adverse effects in accordance with Section 1.3.3 of the Waikato Regional Policy Statement. *(e) Recognising the positive benefits to people and communities arising from use or development of water resources and by taking account of existing uses of water and the associated lawfully established infrastructure.*	
Policy 3.2.3.2 Manging Degraded Water Bodies *Enhance the quality of degraded water through improved management of activities that affect water bodies so that:* *(a) For activities controlled by rules in the Plan:* *(i) discharges to water will not further degrade water quality with respect to those parameters of the relevant class(es) for that water body that are not currently met* *(ii) land-based treatment systems will be promoted where soil type and drainage will allow, and where adverse effects are less than the adverse effects of direct discharges into water* *(iii) water allocation takes into account the additional adverse effect of reduced flow in degraded waters on aquatic ecosystems and human uses and values.* *(b) For activities covered by non-regulatory methods in the Plan, promote:* *(i) land management methods that reduce non-point source discharges* *(ii) riparian management that mitigates the effect of non-point source discharges on water bodies.*	With respect to activities controlled by rules in the Plan, the proposal includes stormwater discharge via the proposed greenway, which will provide water quality treatment to ensure the discharge will not contribute to further degrading water quality of the Waitoa River, being the ultimate receiving environment. With regard to the proposed groundwater take, it is noted that this is a temporary activity during the construction phase to manage nuisance effects, and therefore will not adversely affect existing water bodies.
Policy 3.2.3.3 Natural Character Recognise, and where relevant provide for, the following characteristics when considering the preservation of the natural character of lakes and rivers and their margins and the protection of them from inappropriate use and development: (a) Diversity and composition of aquatic and riparian habitat.	To its natural character, the proposal includes the vesting of esplanade reserves and ensures all buildings are appropriately set back from the Waitoa River located at the western boundary.

(b) Topography and physical composition of river and lake beds and the course of the river. (c) The natural flow characteristics and hydraulic processes (such as sediment transport) of rivers and streams or the pattern and range of water level fluctuations that occur naturally in rivers and lakes. (d) Any significant natural features of the lakes and rivers and their margins.	
Policy 3.2.3.4 Waikato Region Surface Water Class *Enable the use of all surface water bodies in the Region, provided that:* *(a) Any significant adverse effects on existing aquatic ecosystems are avoided, remedied or mitigated.* *(b) Intake structures are designed to minimise fish entrapment.* *(c) Any conspicuous change in visual colour or clarity is avoided, remedied or mitigated.* *(d) The water body is not tainted or contaminated to the extent that it is unpalatable or unsuitable for consumption by humans after treatment (equivalent to coagulation, filtration and disinfection).* *(e) The water body is not tainted or contaminated to the extent that it is unsuitable for irrigation or stock watering.*	N/A – the proposal does include activities on the surface of water.
3.3 Water Takes	
Objective 3.3.2 *(a) Giving effect to the overarching purpose of the Vision and Strategy to restore and protect the health and wellbeing of the Waikato River for present and future generations.* *(b) The availability of water to meet the existing and the reasonably justified and foreseeable future domestic or municipal supply requirements of individuals and communities and the reasonable needs for an individual's animal drinking water requirements.* *(c) The recognition of the significant community benefits that derive from domestic or municipal supply takes.* *(d) The efficient allocation and the efficient use of water.*	The proposed groundwater take during the construction phase of the Ashbourne residential development will not adversely affect the supply of water in the source aquifer. Due to the temporary nature of the activity, it is considered that adverse effects on surface water, the long term sustainability of the aquifer, the flow of surrounding streams, or any surrounding wetlands can be avoided. The proposed groundwater take is further assessed in the Hydrogeological Assessment included as Appendix 1N.

(e) No further allocation of water that exceeds the primary allocation in Table 3-5 that reduces the generation of electricity from renewable energy sources. *(f) The recognition that existing water takes contribute to social and economic wellbeing and in some cases significant investment relies on the continuation of those takes, including rural-based activities such as agriculture, perishable food processing and industry.* *(g) The continued availability of water for cooling of the Huntly Power Station.* *(h) Sufficient water is retained instream to safeguard the life supporting capacity of freshwater, including its ecosystem processes and indigenous species and their associated ecosystems.* *(i) That decisions regarding the allocation and use of water take account of the need to avoid the further degradation of water quality, having regard to the contaminant assimilative capacity of water bodies.* *(j) Subject to Objectives a) to h) above, the availability of water to meet other future social, economic and cultural needs of individuals and communities (including rural-based activities such as agriculture, perishable food processing and industry).* (k) *Refer to Objective 3.A.1.*	
3.3 Efficient Use of Water	
Policy 3.4.3.1 Manage the Use of Water *Manage, through permitted activities and resource consents, the use of water, any associated discharge of water onto or into land in a manner that ensures that:* *(a) The overarching purpose of the Vision and Strategy to restore and protect the health and wellbeing of the Waikato River for present and future generations is given effect to* *(b) The further degradation of water quality is avoided* *(c) Any adverse changes to natural flow regimes are avoided as far as practicable and otherwise mitigated*	As outlined above.

(d) Adverse effects on the relationship tangata whenua as Kaitiaki have with water are avoided, remedied or mitigated *(e) Adverse effects on in-stream ecological values are avoided, remedied or mitigated* *(f) Adverse effects on wetlands that are habitats for significant indigenous vegetation and significant habitats for indigenous fauna are avoided, remedied, or mitigated* *(g) Adverse effects on groundwater quality are avoided as far as practicable and otherwise mitigated* *(h) Does not result in an adverse effect relating to the objectives in Chapter 5.2 of this plan* *(i) The benefits to be derived from the efficient take and use of water for reasonably foreseeable future uses, and in particular for domestic or municipal supply, are maintained and/ or enhanced.*	
Policy 3.4.3.2 Efficient Use of Water *Ensure the efficient use of water by:* *(a) Requiring the amount of water taken and used to be reasonable and justifiable with regard to the intended use and where appropriate:* *(i) For domestic or municipal supplies is justified by way of a water management plan.* *(ii) For industry, implementation of industry good practice, in respect of the efficient use of water for that particular activity/industry.* *(iii) For irrigation, the following measures in relation to the maximum daily rate of abstraction, the irrigation return period and the seasonal or annual volume of the proposed take:* - A maximum seasonal allocation reliability of up to 9 out of 10 years - A minimum application efficiency of 80 percent (even if the actual system being used has a lower application efficiency), or on the basis of a higher efficiency where an application is for an irrigation system with a higher efficiency	As outlined above.

(b) Requiring consideration of water conservation and minimisation methods, such as leak detection and loss monitoring as integral parts of water take and use consent applications to ensure no significant wastage of water resources *(c) Raising awareness amongst the regional community about water efficiency issues and techniques* *(d) Facilitating the transfer of water take permits, provided the transfer does not result in effects that are inconsistent with the purpose of the relevant Water Management Class, as identified by the policies in Section 3.2.3 and the water classes in Section 3.2.4* *(e) Promoting investigation of alternatives to the water take, alternative water sources, water harvesting (excluding the Waikato River catchment above Karapiro Dam) and seasonal storage, as an integral part of water take and use consent applications.* *(f) Promoting shared use and management of water through water user groups or other arrangements where there is increased efficiency in the use and allocation of water.*	
3.5 Discharges	
Objective 3.5.2 *Discharges of contaminants to water undertaken in a manner that:* *(a) does not have adverse effects that are inconsistent with the water management objectives in Section 3.1.2* *(b) does not have adverse effects that are inconsistent with the discharges onto or into land objectives in Section 5.2.2* *(c) Ensures that decisions regarding the discharge of contaminants to water do not reduce the contaminant assimilative capacity of the water body to the extent that allocable flows as provided for in Chapter 3.3 are unable to be utilised for out of stream uses.*	The proposal's stormwater management strategy is detailed in the Civil Engineering Report included at **Appendix 5F**, and includes the proposed greenway which will provide water quality treatment measures to ensure potential adverse environmental effects on water quality can be appropriately managed and mitigated. The proposed strategy for the treatment and disposal of wastewater on-site will not result in direct wastewater discharge to water.
Policy 3.5.3.4 Discharges to Land *Ensure that the discharge of contaminants onto or into land maximises the reuse of nutrients and water contained in the discharge.*	N/A – the proposal does not include the discharge of contaminants onto or into land.

Policy 3.5.3.5 Ground Water *Minimise the adverse effects of discharges onto or into land on ground water quality by ensuring that they:* *a. do not compromise existing or reasonably foreseeable uses of ground water* *b. avoid adverse effects on surface water bodies that are inconsistent with the policies in Section 3.2.3 of this Plan as far as practicable and otherwise, remedy or mitigate those effects* *c. are not inconsistent with the policies in Section 3.8.3 that manage the effects of drilling and discharges associated with drilling on ground water quality.*	The proposed stormwater discharge will comply with permitted activity rule 3.5.11.5 Discharge of Stormwater Onto or Into Land and will not adversely affect ground water quality or surface waterbodies.
Policy 3.5.3.6 Tangata Whenua Uses and Values *Ensure that the relationship of tangata whenua as Kaitiaki with water is recognised and provided for to avoid significant adverse effects and remedy or mitigate cumulative adverse effects on:* *(a) the mauri of water* *(b) waahi tapu sites* *(c) other identified taonga.*	Extensive consultation with Tangata Whenua has been undertaken as part of the Ashbourne Development, as further detailed in the Engagement and Consultation Summary Report at Appendix 1D. Letters of support have been provided by Ngāti Hauā, Raukawa, and Ngāti Hinerangi. Based on the proposed stormwater management approach within the retirement village site and for the wider Ashbourne development, it is considered that the proposal will avoid and mitigate cumulative adverse effects on water quality, including that of the Waitoa River, which will receive flows via the proposed Greenway. Accordingly, it is considered that the proposal is unlikely to result in adverse effects on the mauri of water, waahi tapu sites, or other identified taonga.
Policy 3.5.3.7 Stormwater Discharges *Encourage at-source management and treatment of stormwater discharges to reduce water quality and water quantity effects of discharges on receiving waters.*	Discharge of stormwater to land is proposed for Residential Lots and to manage stormwater for proposed roads up to the 10% AEP. Overland flow is proposed only for events equivalent to or exceeding the 10% AEP event, with overland flow directed to dry basins for temporary detention. The discharge of stormwater to land is therefore anticipated to comply with permitted activity standards and will be in keeping with this Policy.

3.6 Damming and Diverting	
Objective 3.6.2 *Damming and/or diverting of water undertaken in a manner that:* *(a) Does not have adverse effects that are inconsistent with the water management objectives in Section 3.1.2.* *(b) Does not have adverse effects that are inconsistent with the river and lake bed structures objectives in Section 4.2.2.* *(c) Does not obstruct fish passage where it would otherwise occur in the absence of unnatural barriers, so that trout or indigenous fish can complete their lifecycle.* *(d) Results in no increase in the adverse effects of flooding or land instability hazards.* *(e) Results in no loss of existing aquatic habitats as a consequence of channelisation of rivers.* *(f) Increases the use of off-stream dams for water supply purposes as an alternative to dams in perennial streams.* *(g) ensures that decisions regarding the damming and diverting of water take account of the consequent loss of water quality and any associated reduction in contaminant assimilative capacity, minimum flows and allocable flows for out of stream uses as provided by Section 3.3.3 Policy 1 and Table 3-5 of Chapter 3.3.* *(h) Refer to Objective 3.A.1.*	N/A – the proposal does not include the damming or diversion of waterbodies.
Policy 3.6.3.1 Off-Stream Dams and Dams or Diversions on Ephemeral Systems *Enable through permitted activity rules the use of off-stream dams, or dams and diversions on ephemeral streams where:* *(a) Adverse effects on surface water bodies that are inconsistent with the policies in Section 3.2.3 of this Plan are avoided.* *(b) The use, erection, reconstruction, placement, alteration or extension of structures on the beds of lakes or rivers associated with the activity*	N/A – the proposal does not include the damming or diversion of waterbodies.

avoid adverse effects that are inconsistent with the policies in Section 4.2.3. *(c) The damming and diversion does not increase the adverse effects of flooding or erosion on neighbouring properties.* *(d) Changes in the catchment and sediment transport processes have no significant adverse effects on water quality, aquatic habitat and flow regimes in perennial streams.* *(e) Any significant adverse effect on cave systems are avoided or mitigated.* *(f) Any adverse effects on wetlands that are areas of significant indigenous vegetation and/or significant habitats of indigenous fauna are avoided, remedied or mitigated in accordance with Policies 1 and 2 of Chapter 3.7.* *(g) Existing legal public access to and along lakes and rivers is maintained where appropriate.*	
Policy 3.6.3.3 Tangata Whenua Uses and Values *Ensure that the relationship of tangata whenua as Kaitiaki with water is recognised and provided for, to avoid significant adverse effects and remedy or mitigate cumulative adverse effects on:* *(a) the mauri of water,* *(b) waahi tapu sites,* *(c) other identified taonga.*	N/A – the proposal does not include the damming or diversion of waterbodies. The effects of the proposed stormwater management approach on matters identified under Policy 3.6.3.3 is assessed above.
Policy 3.6.3.4 Wetlands and Peat Lakes *Enhance or maintain the extent and quality of the Region's wetlands by encouraging activities that will either maintain or reinstate agreed water levels in wetland areas or peat lakes.*	N/A – the proposal does not include the damming or diversion of waterbodies.
3.7 Wetlands	
Policy 3.7.3.1 Control Land Drainage in Areas Adjacent to Identified Wetlands and Within Wetlands	N/A – no land drainage activities are proposed within any wetlands.

Ensure that land drainage activities within wetlands that are areas of significant indigenous vegetation and/or significant habitats of indigenous fauna, or immediately adjacent to wetlands identified in Section 3.7.7, are undertaken in a manner that avoids changes in water level that lead to: *(a) shrinking or loss of the wetland, or* *(b) accelerated dewatering and oxidation, or* *(c) significant adverse effects on tangata whenua values of the wetland, or* *(d) adverse effects of flooding on neighbouring properties, or* *(e) significant adverse effects on the relationship tangata whenua as Kaitiaki have with the wetland, or* *(f) adverse effects on the natural character of wetlands or* *(g) adverse effects on the ability to use the wetlands for recreational purposes* *and remedy or mitigate otherwise.*	
Chapter 5: Land and Soil Module	
5.1 Accelerated Erosion	
Objective 5.1.2 *A net reduction of accelerated erosion across the Region so that:* *(a) soil productivity, versatility and capability is maintained* *(b) there are no adverse effects on water quality, aquatic ecosystems and wetlands that are inconsistent with Water Management Objective 3.1.2* *(c) there is no increase in the adverse effects of flooding or land instability hazards* *(d) accelerated infilling of lakes, estuaries, rivers, wetlands and cave systems is avoided and the rate of infilling of artificial watercourses, excluding structures designed to trap sediment, is minimised*	The proposed earthworks will be undertaken in accordance with the Waikato Regional Council 'Sedimentation and Erosion Control Guideline', and will include preventative erosion control measures as relevant to the proposed works. This will include the use of mulching and grass seeding to facilitate the establishment of grass cover, and soil rehabilitation to reverse compaction effects and to improve near surface soakage.

(e) significant adverse effects on the relationship tangata whenua as Kaitiaki have with their identified ancestral taonga such as ancestral lands, water and waahi tapu are avoided *(f) cumulative adverse effects on the relationship tangata whenua as Kaitiaki have with their identified taonga such as ancestral lands, water, waahi tapu are remedied or mitigated.* *(g) significant adverse effects on natural character and ecological values associated with land and the coastal environment including dune systems is avoided* *(h) there are no adverse effects on air quality that are inconsistent with Air Quality Objective 6.1.2, Objectives 2 and 3* *(i) damage to property and infrastructure is avoided*	
Policy 5.1.3.2 Managing Activities that Cause or Have the Potential to Cause Accelerated Erosion and Encouraging Appropriate Land Management Practices *Through permitted activities and non-regulatory methods manage activities that cause or have the potential to cause accelerated erosion, with particular regard to:* *(a) the potential for the activity to adversely affect the purpose of the water management classes as identified in the policies in Section 3.2.2, and the coastal marine area* *(b) the risk of downstream sedimentation leading to accelerated infilling of lakes, estuaries, artificial watercourses, rivers, wetlands and caves* *(c) the erosion potential of soil when it is disturbed or vegetation is cleared* *(d) the potential to increase the adverse effects of flooding* *(e) the potential to adversely affect waahi tapu and archaeological sites or other identified sites of importance to tangata whenua as Kaitiaki* *(f) the potential to adversely affect natural character of the coastal environment and the margins of rivers, lakes and wetlands and areas*	As outlined above.

of significant indigenous vegetation and significant habitats of indigenous fauna *(g) the potential to compromise air quality objectives as identified in Module 6 Air* *(h) the potential to damage property and infrastructure.*	
Policy 5.1.3.3 Promote Good Practice *Promote, through environmental education, good practice guides and incentives, soil and land management practices that avoid adverse effects on soil productivity, capability and versatility and the off-site effects of sediment discharge, and remedies or mitigates these effect if they do occur.*	As outlined above.
5.2 Discharges Onto or Into Land	
Objective 5.2.2 *Discharges of wastes and hazardous substances onto or into land undertaken in a manner that:* *(a) does not contaminate soil to levels that present significant risks to human health or the wider environment* *(b) does not have adverse effects on aquatic habitats, surface water quality or ground water quality that are inconsistent with the Water Management objectives in Section 3.1.2* *(c) does not have adverse effects related to particulate matter, odour or hazardous substances that are inconsistent with the Air Quality objectives in Section 6.1.2* *(d) is not inconsistent with the objectives in Section 5.1.2* *(e) avoids significant adverse effects on the relationship that tangata whenua as Kaitiaki have with their taonga such as ancestral lands, water and waahi tapu* *(f) remedies or mitigates cumulative adverse effects on the relationship that tangata whenua as Kaitiaki have with their identified taonga such as ancestral lands, water and waahi tapu.*	N/A – the proposal does not include the discharge of waste or hazardous substance to land.
5.3 Contaminated Land	

Objective 5.3.2 *Discharges of contaminants from contaminated land shall be managed so that they:* *(a) do not present significant risk of chronic or acute toxic effects on human health, flora or fauna due to the contamination of soil and ground or surface water* *(b) do not have adverse effects on water quality or aquatic ecosystems that are inconsistent with the water management objectives in Section 3.1.2* *(c) there are no adverse effects on air quality that are inconsistent with air quality objectives in Section 6.1.2* *(d) avoid significant adverse effects on the relationship that tangata whenua as Kaitiaki have with their identified taonga such as ancestral lands, water and waahi tapu* *(e) remedy or mitigate cumulative adverse effects on the relationship that tangata whenua as Kaitiaki have with their identified taonga such as ancestral lands, water and waahi tapu.*	A Preliminary Site Investigation and Detailed Site Investigation have been undertaken for the site. The investigations confirmed that while some contaminants associated with historical rural activities (e.g., pesticides, fertiliser use, and possible lead-based paint) were detected, all results were below the relevant human health and ecological soil guideline values set under the NES for Contaminants in Soil (NESCS). Importantly, no asbestos or PAHs were detected, and the elevated heavy metal levels (notably cadmium, lead, and zinc) were below NESCS thresholds and therefore do not pose a risk to human or animal health, food production suitability, or groundwater. The investigation was undertaken by a Suitably Qualified and Experienced Practitioner (SQEP) and concluded that the site does not meet the definition of contaminated land under the Waikato Regional Plan. A controlled activity consent under Regulation 9(3) of the NESCS is recommended to manage any future soil disturbance, ensuring full regulatory compliance. Soil contaminants, specifically with regard to human health, are being managed as outlined in the Detailed Site Investigated, included as Appendix 1R, to minimise the potential effects of this contamination. Remediation is proposed to mitigate this.
Policy 5.3.3.1 Priorities for the Management of Contaminated Land *List and prioritise land uses that present significant risk of contamination and give priority to managing those with the greatest risk.*	As outline above.
Policy 5.3.3.3 Remediation *Through rules in this Plan and resource consent processes, enable the remediation of contaminated land where the technology to be used and associated discharges are unlikely to have adverse effects that are inconsistent with the objectives or the requirements of the RMA.*	As outlined above.

5.0 Matamata-Piako District Plan

Objective / Policy	Comment
Part A 2.4 Sustainable Management Strategy	
1. Residential and Rural-residential Growth	
O1. To avoid inappropriate residential and rural-residential growth in the rural environment so as to protect the use of the District's rural land resource for rural production.	The proposal primarily provides for residential development on land that is zoned Rural-Residential and identified in the Eldonwood Structure Plan. While a part of the Ashbourne residential development proposal is located in the Rural Zone, it location means it represents a planned, compact urban expansion adjacent to the existing Matamata urban area, rather than dispersed rural or rural-residential development. It is considered to be a logical extension to the development of that land for residential purposes. The proposal avoids fragmenting productive rural land by concentrating growth in a location that is partially within the Eldonwood South Structure Plan area, where infrastructure and strategic planning support its suitability for urban development. It does not establish large-lot rural-residential sites or leapfrog into the wider rural zone. By containing development within a defined footprint and aligning with regional growth strategies, the project helps to protect the district's rural land resource from incremental subdivision and ensures that land better suited for rural production remains available for that purpose. Further assessment of the residential development proposal against the National Policy Statement for Highly Productive Land is included above.
P1. To direct and ensure consolidation of residential development within appropriate existing zone boundaries of all settlements subject to the availability of infrastructure services, contiguous growth and the constraints of the environment.	The residential development proposed is a contiguous, infrastructure-serviced extension of the Matamata urban area and supports the consolidation of residential growth. The development adjoins the existing residential zoning and is partially located within the Eldonwood South Structure Plan area, identified for future urban growth. The proposal is supported by detailed technical assessments confirming that infrastructure services are available or can be delivered efficiently in a staged manner. The development avoids isolated or fragmented expansion by directly

	connecting to the existing urban form, and it responds appropriately to environmental constraints, such as flood-prone areas, by retaining these for open space and ecological restoration. By aligning with structure planning and Future Proof growth strategy principles, Ashbourne achieves the consolidation and orderly extension of residential development. As identified in the AEE, the residential area can be appropriately serviced.
P2. To manage the orderly and programmed expansion of residential areas consistent with the relevant structure plan and the ability to provide utility services.	As above, the residential development proposed is considered to be an orderly, staged expansion of the Matamata urban area, aligned with the Eldonwood South Structure Plan. The proposal is designed to integrate seamlessly with the existing urban boundary, and its layout and staging are informed by infrastructure availability and capacity. Detailed assessments confirm that three waters and transport infrastructure can be provided efficiently and in sequence with development. The proposal also takes into account environmental constraints and delivers a coordinated urban form that avoids ad hoc or piecemeal expansion.
P3. To encourage and direct rural-residential development to establish in defined Rural-Residential zones, where the effects and servicing requirements of such development can be managed.	The Ashbourne residential development does not involve rural-residential development, nor does it seek to establish large-lot, low-density housing in the Rural Zone. Instead, the proposal delivers fully serviced, comprehensively planned residential dwellings adjacent to the Matamata urban area. It is considered by concentrating residential growth in this location and avoiding scattered rural-residential expansion, the development helps to reinforce the role of the defined Rural-Residential zones for that specific purpose. This approach supports the efficient use of infrastructure, minimises servicing challenges, and helps protect the wider rural environment from inappropriate development pressures.
P4. To identify potential areas for future residential development which should be protected from new subdivision and development which may compromise the future intended use.	The Ashbourne residential development as proposed is located within and adjacent to the Eldonwood South Structure Plan area, which has been identified by Council as a future residential growth area for Matamata. Rather than compromising this intended future use, the proposal gives effect to it by delivering a coordinated,

	masterplanned residential development that aligns with the long-term intent of the area. The proposal avoids fragmented or piecemeal subdivision that could undermine strategic infrastructure planning or land use efficiency. Instead, it helps deliver on the structure plan vision through appropriately scaled, staged development supported by servicing capacity.
2. Controlling Activities	
O1. To manage activities in a manner that gives certainty to the public as to the potential location and effects of activities.	The site is currently zoned Rural Residential where residential activities are anticipated and provided for. The residential development proposed is consistent with Objective O1 which is comprehensively masterplanned defining the location, type and scale of activities. The layout has been informed by the Eldonwood South Structure Plan, providing further certainty around growth expectations for the area. Extensive technical assessments—including infrastructure, ecology, transport, stormwater, urban design, and cultural values—have been undertaken to identify and transparently address the potential effects of the development. These assessments have informed the design response and will underpin any future consenting and engagement processes, giving the public and decision-makers a clear understanding of the anticipated outcomes.
O2. To sustainably manage the natural resources of indigenous biodiversity for ecological, landscape, heritage and natural feature value.	The proposal seeks to restore and enhance indigenous biodiversity and natural features. While the site has been historically modified through farming, the Ecological Assessment identified remnant wetland features, riparian areas, and flow paths that will be protected, enhanced, and integrated into a greenway network. This includes extensive indigenous planting and habitat creation. The development avoids ecologically sensitive areas, applies the effects management hierarchy, and supports the mauri of the Waitoa River catchment. These measures will restore ecological function and sustainably manage remaining natural resources.
O3. To recognise that the rural environment is primarily a place for rural production activities while also providing for a variety of other activities,	The proposal does not include rural production activities, however the proposed residential development will provide for the needs of the community within the

including rural lifestyle, intensive farming, rural based industry and significant infrastructure networks and sites, which are dependent on a rural location.	rural area. In addition, by through providing for the residential development within the area proposed, it assists with avoiding dispersed development in the rural environment and instead concentrating residential growth in a planned, serviced area adjacent to the Matamata urban boundary. In doing so, it is considered that the proposal protects surrounding rural land for rural production activities.
P1. To implement effective separation between incompatible activities while recognising that some existing activities may not be able to provide effective separation within their sites.	The residential development has been designed to incorporate appropriate buffers and land use transitions to separate residential activities from neighbouring rural and infrastructure-related uses. The masterplan includes a greenway and open space network along the eastern boundary adjacent to the Waitoa River and rural land, providing both visual and functional separation from potential sources of rural or infrastructure-related effects. The layout ensures sensitive residential areas are located away from incompatible activities, and interface treatments are designed to minimise reverse sensitivity. The proposal also acknowledges the presence of existing activities nearby and is designed to manage potential effects while maintaining compatibility with the surrounding environment.
P2. To recognise the effect activities may have on indigenous vegetation and habitat of indigenous fauna.	As assessed in the AEE, the proposal will not adversely affect indigenous vegetation or the habitat of indigenous fauna. In addition, the proposed greenway will contribute positively to ecological values including planting of indigenous vegetation.
P3. Activities should not establish in rural areas unless they are able to be undertaken without constraining the lawful operation of existing activities.	As identified above and in the AEE, the Retirement Living area will be physically separated from adjoining Rural zoned land and activities, and will not create adverse reverse sensitivity effects. The Ashbourne residential development avoids locating incompatible residential activities within the rural zone and instead proposes a planned urban expansion directly adjoining Matamata's existing urban boundary. The layout incorporates setbacks and open space buffers—particularly along the eastern boundary—to

	ensure that the development does not constrain adjacent rural production activities. By providing effective separation and avoiding reverse sensitivity effects, the proposal allows existing lawful rural operations to continue unaffected.
3. Tangata Whenua	
O1. To maintain and encourage kaitiaki responsibility (guardianship) of Maori by implementing a partnership approach to the sustainable management of the District's natural and physical resource.	Engagement and consultation has been undertaken with tangata Whenua, as detailed in the Consultation Summary Report included at Appendix 1D.
6. Integrated Land-use and Infrastructure	
Land-use, subdivision and infrastructure are planned in an integrated manner that: • *Does not compromise the function, operation, maintenance, upgrading or development of infrastructure, including regionally significant infrastructure;* • *Recognises the need for the provision of infrastructure; and subdivision, land-use and development to be coordinated; and* • *Ensures the sustainable management of natural and physical resources while enabling people and communities to provide for their economic, social, and cultural wellbeing.*	The residential proposal is considered to be consistent with this objective for the following reasons: • It is coordinated with existing and planned infrastructure networks, including three waters and transport. • The proposal will not compromise existing or planned infrastructure including regionally significant infrastructure. • The Infrastructure Assessments (refer to Appendix 5F) confirm that servicing can be delivered efficiently and in sequence with development, ensuring that upgrades and network connections are integrated from the outset. • The development supports the sustainable management of natural and physical resources through water-sensitive design, riparian protection, and compact urban form. • It enables the Matamata community to grow in a way that supports economic, social, and cultural wellbeing, while maintaining environmental responsibility and infrastructure efficiency. • As identified in the AEE, the environmental effects of the proposed servicing strategy will be less than minor.

P1. Rezoning, new development, and expansion/ intensification of existing development shall take place where: • *The operation, maintenance, upgrading, or development of infrastructure, including regionally significant infrastructure, is not compromised;* • *There is sufficient capacity in the infrastructure networks to cope with the additional demand, or where the existing networks can be upgraded cost-effectively to meet that demand;* • *The networks have been designed to carry the type of service including the type and volume of traffic required to support the development; and* • *Adverse effects on the natural and physical environment can be appropriately avoided, remedied, and mitigated.*	The residential and supporting land uses proposed are integrated with existing infrastructure networks and do not compromise their function or capacity. Detailed Infrastructure Assessments (refer to Appendix 5F) confirm that water, wastewater, stormwater, and transport networks have sufficient capacity or can be upgraded in a cost-effective, staged manner aligned with development. The proposal utilises networks designed to support urban growth, and its transport layout supports efficient movement and connectivity. Environmental effects have been carefully assessed and are avoided or mitigated.
P2. Land use and infrastructure must be coordinated so that: • *Development can be appropriately serviced by infrastructure in a cost effective manner;* • *Land use change does not result in adverse effects on the functioning of infrastructure networks; and* • *Development does not adversely affect the efficiency and effectiveness of infrastructure networks.*	As above, the Ashbourne residential development has been carefully planned in coordination with existing and planned infrastructure networks, ensuring cost-effective and efficient servicing. The detailed Infrastructure Assessment confirm that water, wastewater, stormwater, and transport systems have sufficient capacity or can be upgraded in a staged and affordable manner aligned with the timing of development. The proposal avoids placing unexpected or excessive demand on infrastructure and is designed to support the ongoing efficiency and effectiveness of networks by concentrating growth in a logical, compact location.
P3. Subdivision and development which result in the uneconomic expansion of existing infrastructure shall be avoided.	As above, the Ashbourne residential development has been strategically located adjacent to Matamata's existing residential area, where infrastructure connections can be made efficiently. Infrastructure assessments confirm that existing networks have capacity or can be upgraded cost-effectively, and the development's staging ensures that infrastructure investment is proportionate and economically viable. The proposal avoids isolated or dispersed development that would trigger costly or inefficient infrastructure extensions, instead leveraging planned growth areas and structure plan provisions.

P4. The increased demand on infrastructure is managed by requiring subdivision and development to be coordinated with the provision of infrastructure and integrated with the transport network and the District's road hierarchy.	As above, the Ashbourne residential development is coordinated with existing and planned infrastructure upgrades and has been designed to integrate seamlessly with the local transport network and Matamata's Road hierarchy. The Infrastructure Assessments confirm that the proposal can be serviced in a staged and efficient manner, ensuring infrastructure demand is matched by capacity and delivery timing. The internal street network has also been designed to provide logical connections to existing roads, support multimodal transport options, and maintain network efficiency and safety.
P5. The role of sustainable design technologies such as rainwater harvesting, rain gardens and grey water recycling in reducing pressures on, and the cost of providing, maintaining, and upgrading infrastructure networks, is recognised.	The proposal incorporates sustainable design features that reduce demand on infrastructure networks and support long-term resilience. The development includes low-impact stormwater systems and detention areas to manage runoff naturally, reduce peak flows, and improve water quality. Opportunities for rainwater harvesting and water efficiency measures are enabled through lot design and orientation. These features collectively reduce pressure on stormwater infrastructure and contribute to more cost-effective and sustainable infrastructure provision and maintenance.
Part A 3.1.2 Environment – Natural Environment and Heritage	
1. Landscape Character	
O1. To retain and enhance the varied landscape qualities of the District.	The residential proposal incorporates a landscape-led design approach that enhances the natural character and visual quality of the site and its surroundings. The proposal includes the protection of the Waitoa River corridor, extensive indigenous planting, and the integration of open space and greenway networks that retain natural features and enhance visual amenity. Built form is carefully sited and scaled to respect the surrounding rural and urban context, with transitional landscaping used to soften interfaces. The proposal includes a comprehensive landscaping strategy, including retaining existing field trees, new tree and shrub

	planting, buffers and screening at the western and easter boundaries. Overall, the proposal's landscape effects have been assessed to be 'low'.
P1. The scale, location and design of buildings, structures and activities in outstanding landscape types of the District should: • *Preserve the elements which contribute to its natural character.* • *Not detract from the amenity values of the landscape.*	The site is not located within an identified outstanding landscape area, but the proposal still adopts a design approach that respects and enhances local landscape character and amenity. Built form is carefully integrated into the natural topography, with open space and greenway corridors preserving key natural features, particularly along the Waitoa River. Indigenous planting, low-profile structures, and sensitive edge treatments help maintain visual coherence with the surrounding rural and natural landscape. For these reasons, it is considered that the proposal will not detract from the amenity values of the landscape.
2. Natural Environment	
O1. To protect and enhance the natural resources within the District that are valued for their intrinsic, scientific, educational and recreational values.	Overall, the proposed Ashbourne development will result in a net positive ecological outcome for the site, including through limited ecological disturbance and ecological uplift through the design of the greenway system.
O2. Trees that have significant value to the community in terms of amenity, ecological and historical values are recognised and protected.	There are no protected trees located within the site. Notwithstanding, the proposed landscaping strategy seeks to retain existing mature trees where practicable to recognise the amenity values of these trees.
P1. Recreational use of wetlands and bush and the surface of rivers and streams will be allowed where such use is consistent with the conservation objectives of that area. Council may exclude access to some areas of high ecological quality.	N/A – the proposal does not include the recreational use of wetlands, bush, or the surface of waterbodies.
P2. To avoid, remedy or mitigate the adverse effects of activities that have the potential to compromise, damage or destroy significant areas of indigenous vegetation and habitats of indigenous fauna.	N/A – there is no indigenous vegetation located within the site.
P3. Outstanding natural features, areas of indigenous vegetation or habitats of indigenous fauna are to be permanently protected at the time of subdivision, use and development.	N/A – there are no outstanding or significant natural features or indigenous vegetation located within the site.

P4. To maintain and enhance ecosystems with their essential values and qualities.	As above, the proposed Ashbourne development will result in a net positive ecological outcome for the site, including through limited ecological disturbance and ecological uplift through the design of the greenway system.
3. Heritage	
O1. To recognise, protect and enhance significant heritage resources which are valued as part of the District's heritage.	The site is not subject to an identified heritage site on the MPDC planning maps.
Environment – Natural Hazards	
1. Flooding	
O1. To minimise the risks of flooding affecting people and property in the District.	As per the Infrastructure Assessment and the masterplan a potential floodplain is located on the eastern side of the development site, adjacent to the Waitoa River. This area is identified as a flood-prone corridor, and the masterplan deliberately sets development back from this area, integrating it into the proposed greenway and open space network to manage flood risk and support ecological restoration. Despite this, the residential development is not subject to flooding hazards. In addition, the proposed stormwater management strategy includes two dry detention ponds which have been sized based on a 10-year storm even. Further assessment of potential flooding risks across the Ashbourne development is included in the AEE and overall, the potential effects of flooding risk will be less than minor.
P1. To ensure that all future development does not increase the flood risk for existing buildings and activities.	As outlined above.
P2. To avoid building development below a known risk factor of 1% annual return flood levels.	As outlined above.
P3. To ensure new developments and subdivision take cognisance of overland flow paths in their design to avoid adverse effects.	As outlined above.

P4. To utilise public open space as natural floodways and ponding areas where this does not adversely affect protected natural environments and heritage features.	As outlined above.
P5. To provide an acceptable degree of protection to settlements and productive rural land from the adverse effects of flooding.	As outlined above.
2. Fire Hazard	
O1. To minimise fire hazard for people and property in the District.	The site is not identified as a Fire Line Edge or within the Fire Hazard Buffer on the planning maps.
3. Wind Hazard	
O1. To minimise wind hazards for people and property in the District.	The site is not located on an exposed ridge and is not subject to known wind tunnelling effects.
4. Land Movements	
O1. To minimise hazards for people and property caused by erosion, slipping, slumping and land instability.	The site is not located within a known instability area of subject to peat soil. The Geotechnical Report included at Appendix 1M confirms that the site is suitable for the proposed development from a geotechnical perspective.
P1. To ensure that future development does not aggravate instability or erosion problems.	As outlined above.
P2. To avoid development in areas subject to high risk of land movement.	As outlined above.
5. Earthquake Hazard	
O1. To minimise the risks of earthquakes affecting people and property in the District as far as practicable.	The site is not located within an area subject to known earthquake risk.
Part A 3.3.2 Environment – Land and Development	
1. Sustainable Activities	

O1. To maintain and enhance the District's land resource to enable activities that do not threaten the life supporting capacity of the soil and consequently water and ecosystems.	As above with respect to the Natural Environment objectives and policies. Further assessment of the residential proposal against the relevant provisions of the HPS-HPL is included above.
O2. To manage all activities in a manner that maintains and enhances the District's high quality soils and to ensure that the productive capability of rural land is not compromised.	Further assessment of the proposed residential development against the relevant provisions of the NPS-HPL is included in the table above.
O3. To safeguard the life-supporting capacity of the District's high quality soils by preventing inappropriate further fragmentation of rural land titles.	Further assessment of the proposed residential development against the relevant provisions of the NPS-HPL is included in the table above.
P1. To maintain and enhance the soil cover and soil values including: water holding capacity, soil structure and organic components necessary to support a diversity of vegetation.	Further assessment of the proposed residential development against the relevant provisions of the NPS-HPL is included in the table above.
P2. To avoid, remedy or mitigate any adverse effects on the intrinsic values of the land from the disposal of solid and liquid wastes and or stormwater.	A comprehensive on-site servicing strategy is proposed with respect to the treatment and disposal of wastewater and stormwater. As discussed in the AEE, the adverse effects of providing infrastructure servicing for the proposed retirement village can be avoided and mitigated to be less than minor. No solid or liquid wastes are proposed to be disposed of within the site.
P3. To avoid, remedy or mitigate the adverse effects of land use practices on the land resource in a way that avoids any potential for soil erosion and sedimentation of waterways.	All earthworks will be undertaken in accordance with Waikato Regional Council's Erosion and sediment control guidelines, which will ensure potential effects of soil erosion and sedimentation on water quality can be appropriately managed.
P4. Subdivision, use or development must minimise the coverage of good quality soils.	Further assessment of the proposed residential development against the relevant provisions of the NPS-HPL is included in the table above.
P5. To limit fragmentation of rural land by limiting opportunities for residential or rural-residential subdivision in the Rural zone to conserve the land for the use of future generations.	Further assessment of the proposed retirement village against the relevant provisions of the NPS-HPL is included in the table above. In this case, the proposal includes a limited extent of residential development in the Rural Zone and due to the site design and layout and locational context of the site adjacent to the

	Eldonwood Structure Plan area, it is considered that the proposal is acceptable on balance with respect to Policy 5.
P6. To avoid, remedy or mitigate the effects of development through the consideration of the natural and physical resources including roading, drainage, conservation, any hazards, and effects incompatible with other activities.	It is considered that the residential development is in keeping with this Policy through the carefully considered design strategy which responds to existing natural and physical resources, as further outlined below and in the Urban Design Assessment included as **Appendix 1Q.**
P7. To ensure that the productive potential of high quality soils in the Rural zone is retained by promoting large lot sizes that provide for a range of productive rural uses.	As outlined above.
Environment – Subdivision	
1. Subdivision	
O1. To ensure that land subdivision results in allotments that are suitable for activities anticipated by the zone and that existing activities and resources in the vicinity of the site are not unreasonably compromised.	The proposal includes the creation of vacant lots and supporting residential design guidelines. This will provide certainty the proposed allotments are suitable to accommodate future residential activities in keeping with the Residential Zone. The design guidelines will also provide certainty to the type of development that can be expected within those lots which are located within the Rural Zone.
O2. To maintain and enhance, where appropriate, public access to and along the District's principal waterways.	While the site does not contain any principal waterways, public access will be provided within the proposed greenway, contributing to amenity and passive recreation values.
O3. To ensure that subdivision does not compromise the sustainable management of significant sites and features.	N/A – the site does not included any identified significant sites or features.
O4. Subdivision of land in a manner that does not adversely affect the function or capacity of transportation networks within the District, including the avoidance, remediation, or mitigation of potential reverse-sensitivity effects.	The proposed subdivision can be safely and efficiently serviced by transport infrastructure. The sites are not located adjacent to a significant transport network that would create the potential for reverse sensitivity effects.

O5. To ensure that our towns are developed to enhance our communities through recognising good quality urban design.	An Urban Design Assessment is included as Appendix 1Q, and the design outcomes of the proposal are further discussed below. Overall, it is considered that the proposal is in keeping with this Objective.
P1. To ensure that each allotment has suitable natural and physical characteristics including infrastructure services for the activities anticipated by the zoning or resource consent.	As set out in the Infrastructure Report, all allotments can be appropriately serviced by infrastructure.
P2. To provide for limited rural lifestyle subdivision in the rural environment that does not reduce or restrict the ability of the rural land resource to be used primarily for rural production activities.	As outlined above, it is considered that the proposal includes a limited extent of residential development in the Rural Zone, and will have less than minor adverse effects on rural production values due to the locational context of the site.
P3. To provide for the amalgamation of land parcels and adjustments of boundaries where this would encourage primary production to occur.	N/A
P4. To avoid subdivision around legally established activities in the rural environment that can lead to reverse sensitivity effects.	N/A
P5. To provide for boundary relocations where they result in more efficient and effective rural lots and uses.	N/A
P6. To improve through subdivision, use and development of the public's access to, and enjoyment of, the District's waterways and the environmental quality of riparian margins and waterways.	An esplanade reserve is proposed adjacent to the Waitoa River, which will provide for the public's access to, and enjoyment of the District's waterways.
P7. To avoid, remedy or mitigate the adverse effects of subdivision and consequential development on the environment.	As assessed in the AEE, the proposed subdivision design and layout will have less than minor adverse effects on the environment.
P8. To avoid, remedy or mitigate any potential adverse effects of subdivision as a result of a lack of urban design through the New Zealand Urban Design Protocol and through the National Guidelines for Crime Prevention Through Environmental Design.	As detailed in the Urban Design Assessment the proposal reinforces CPTED objectives, principles, and outcomes through the layout of lots, the consideration of lot edges and interfaces, the design approach to fencing, retaining, and landscaping, and the design of internal circulation routes.
Part A 3.5.2 Environment – Amenity	
1. Development Standards	

O1. To maintain and enhance a high standard of amenity in the built environment without constraining development innovation and building variety.	The proposal achieves a high standard of amenity through the integration of walkable street layouts, clearly defined public-private interfaces, and the provision of the Ashbourne Residential Design Guidelines which will ensure future development achieves a high standard of built form, including through the inclusion of bulk and location controls and requirements for articulated façades and landscaping requirements. The proposal also allows for a range of housing typologies which will contribute to the wider amenity values of the neighbourhood.
O2. To minimise the adverse effects created by building scale or dominance, shading, building location and site layout.	The proposed design guidelines will minimise adverse effects related to building scale and site layout through the use of varied lot sizes, appropriate setbacks, and built form controls tailored to lot typologies. Height, bulk and shading effects will be managed through the application of development standards and orientation principles that ensure sunlight access and privacy for both public and private spaces.
P1. To ensure that development in residential and rural areas achieves adequate levels of daylight admission, privacy and open space for development sites and adjacent properties.	The proposal creates lots which, guided by the Ashbourne Residential Design Guidelines, will enable future development that achieves adequate daylight admission, privacy, and open space
P2. To minimise the effects created by building scale, overshadowing, and building bulk in business, industrial and recreational areas.	N/A – the proposal is not located in a business, industrial, or recreational area.
P3. To maintain the open space character of residential and rural areas by ensuring that development is compatible in scale to surrounding activities and structures.	The proposal maintains the open space character of the surrounding Rural-Residential and Rural Zones by incorporating a range of lot sizes that transition in scale from compact lots near amenities to larger lots at the boundaries which interface with other zones. Open spaces, including stormwater reserves and the central greenway, are embedded within the layout to enhance spaciousness and reinforce the area's suburban character.
P4. To recognise that the low density urban form in the District's towns contributes to the amenity and character of the area.	As identified above, the proposed subdivision layout recognises and reflects the low-density urban form typical of the District's towns by providing a predominantly suburban residential environment with generous lot sizes, particularly at the edges

	of the precinct. Landscape treatments, wide setbacks, and a clear street hierarchy contribute to a neighbourhood character consistent with existing town environments. This will ensure that the development reinforces, rather than detracts from, the established low-density character of the area.
P5. To provide for development within the District in a manner that encourages flexibility and innovation in design and variety in the built form while achieving the anticipated environmental results.	The proposal supports flexibility and innovation in design by enabling a variety of housing typologies across a structured yet adaptable block layout, guided by the Ashbourne Residential Design Guideline. In particular, the proposed Designed Guidelines are considered to be in keeping with this Policy for the following reasons: • They will promote architectural diversity through façade articulation, roof variation, and landscape integration; and • Built form controls are outcome-focused rather than prescriptive, allowing creative responses that still protect amenity, privacy, and connectivity. This will ensure that appropriate built form outcomes can be achieved without limiting design variety or innovation.
2. Design, Appearance and Character	
O1. To ensure that the design and appearance of buildings and sites is in keeping with the character of the surrounding townscape and landscape.	While no residential buildings are proposed, it is considered that the Ashbourne Residential Design Guideline will establish a framework that ensures future development will be visually consistent with the surrounding townscape and landscape character, consistent with Objective 1.
O2. To recognise and promote the special urban character of Te Aroha and Matamata and to develop the urban character of Morrinsville.	N/A – the sites are outside of the areas identified in Objective 2.
O3. To ensure that the design of subdivisions and the potential future development maintains or enhances the rural character, landscape and amenity of the zone and the surrounding area.	The subdivision design incorporates generous lot sizes, landscape buffers, and a street and block structure that carefully manages the transition between urban and rural areas, thereby maintaining the rural character and amenity of the surrounding environment. Future development, guided by the Residential Design Guideline, will be subject to controls on building placement, fencing, and landscape integration to

	ensure sensitivity to rural edges. The use of soft boundary treatments, low-profile fencing, and native planting reinforces a visually open and green interface with the rural zone. Collectively, these measures ensure the subdivision and its future built form will respect and enhance the rural character and landscape values of the area.
P1. To encourage a high standard of on-site amenity in residential, business, recreational and industrial areas.	The Ashbourne Residential Design Guidelines include provisions to guide on-site amenity for lots, including minimum outdoor space and planting requirements, including on smaller lots.
P3. To recognise and enhance the open space "garden city" character of the built form at Matamata.	It is considered that the overall Ashbourne proposal incorporates design elements that reflect and enhance Matamata's "garden city" character. The masterplan generally emphasises generous setbacks, low-profile and permeable front fencing, and layered landscaping in front yards, which will contribute to a sense of openness within the streetscape. The integration of street trees, native planting, and the greenway will reinforce the “garden city” character of Matamata.
P4. To achieve a compatible and consistent urban form through the utilisation of design guidelines for special character areas.	N/A – the site is located outside of a special character area.
P5. To encourage a varied and interesting built form by supporting initiatives and providing development amenity incentives for comprehensive and innovative subdivision and development design.	As outlined above, it is considered that the Ashbourne Residential Design Guidelines will enable varied and interesting built form outcomes at the time of future development.
P6. To maintain and enhance the predominant domestic character of residential areas.	The Ashbourne Residential Design Guideline encourages future development will be of an appropriate scale and intensity that is in keeping with residential character. This will be further reinforced through the proposed landscape treatments, soft boundary edges, and a walkable street network.
P7. To ensure that the rural landscape, character and amenity values are maintained by avoiding inappropriate adverse effects, including cumulative adverse effects, from subdivision and potential future development.	As identified above, the proposal carefully manages the interface with rural areas through strategic lot sizing, landscape buffers, and street orientations that reduce visual dominance and maintain openness at the urban-rural edge. Larger lots are positioned along rural boundaries, with low-profile fencing and native planting used

	to soften transitions and preserve rural character. The Design Guideline further ensures that future development will be appropriately scaled and visually integrated with the surrounding landscape. This approach avoids inappropriate or cumulative adverse effects on rural character and amenity values.
P8. To ensure that the placement of new lots and/or building platforms are not located on prominent ridgelines or hillside faces where the visibility of future development can adversely affect the rural landscape and character.	The Ashbourne proposal avoids prominent ridgelines and hillside faces, as the masterplan is located on generally flat land shaped around natural drainage paths and low-lying topography. The subdivision layout responds to existing landform by integrating stormwater features and open spaces into the natural contours, rather than imposing elevated or visually intrusive development patterns.
P9. Subdivision, use and development that is not primarily related to productive rural activities or requiring a rural location shall occur predominately in urban areas.	As previously identified, the proposal includes a limited extent of residential development in the Rural Zone. It is considered that due to the site design and layout and locational context of the site adjacent to the Eldonwood Structure Plan area, the proposal is acceptable on balance with respect to Policy 9. In particular, the proposed layout and landscaping strategy will ensure that the potential adverse effects on existing and future rural productive activities, including reverse sensitivity effects, can be appropriately managed.
3. Nuisance	
O1. To ensure that residences are free from the effects of unreasonable and excessive noise, odour, dust, glare and vibration.	A Draft Construction Management Plan has been prepared for the construction period. The Plan, alongside conditions of consent and the temporary nature of construction works will ensure that adverse effects associated with noise, odour, dust, and vibration during this phase of work will be less than minor. It is anticipated that future residential activities will comply with the maximum noise allowance with respect to the zoning of the site and adjacent properties, and will not create adverse noise effects following construction.

O2. To provide healthy and safe working, living and recreational environments by avoiding and mitigating the effect of excessive noise, vibration, odour and dust.	As outlined above.
O3. To recognise the existing character of rural areas and acknowledge that some adverse effects will arise from rural activities that may require management.	N/A – the proposal does not include any rural activities.
O4. To ensure that lawfully established activities which generate minor nuisance effects are not unreasonably compromised by the proximity or action of neighbouring land-users or non-rural activities.	N/A – the proposal does not include any existing lawfully established activities.
O6. To ensure that subdivision and land use activities are located and sited in a manner that recognises existing and planned infrastructure networks and avoids, remedies, or mitigates any potential reverse-sensitivity effects on those infrastructure networks.	The proposed lot layout will enable future residential development to achieve sufficient separation through yard setbacks from existing and proposed road corridors, reducing the potential for reverse sensitivity effects with respect to existing roading infrastructure.
P1. To protect residential and rural amenity by the use of performance standards for noise, glare, odour, particulates and vibration control which generally ensure that generated effects do not exceed background or ambient levels.	As outlined above.
P2. To ensure that activities in business, rural, industrial and recreational areas avoid, remedy or mitigate generated effects to maintain and enhance a healthy, safe and pleasant environment and take all reasonable steps to internalise any nuisance effects.	N/A – the proposal is not located in a business, industrial, or recreational area.
P3. To reinforce existing mitigation measures, and to encourage those who generate the nuisance effect to maintain and enhance those measures, including seperation between industry, public or designated works or intensive farming operations and Residential zones and the notional boundaries about rural residences.	While the proposal will not generate nuisance effects, measures including site design and layout of the entire Ashbourne development and landscaping will ensure that the proposal does not create reverse sensitivity effects between other rural activities in the surrounding environment.
P4. To avoid, remedy or mitigate significant adverse noise, odour, dust, glare and vibration effects generated by rural activities and other activities in rural areas.	N/A – the proposal is not for a new rural activity.

P5. To maintain rural amenity while acknowledging that lawfully established activities in the rural area may generate effects such as odour, noise, dust and vibration which are generally not anticipated in urban areas.	Based on the design and landscaping strategy, it is considered that the proposed development will not adversely affect or detract from rural amenity. It is considered that the proposal will not create reverse sensitivity effects between other rural activities in the surrounding environment as the residential lots will be sufficiently separated from other Rural Zones by the proposed retirement village, greenway, and Station Road.
P6. To ensure that appropriate buffers and other mitigation measures are established between incompatible activities and zones.	As outlines above.
1. Reserves and Public Open Space	
O1. To manage the development of reserves in a manner which best serves the dual objectives of environmental enhancement and the provision of adequate land for recreational use.	The proposed greenway will provide dual functions of contributing to enhanced environmental outcomes through providing stormwater management purposes and providing passive recreation benefits, and is considered to be in keeping with the intent of Objective 1 and Policy 2.
P2. To encourage increased recreational usage of the natural open space areas of the District while avoiding the adverse effects of increased public accessibility.	As outlined above.
Environment – Transportation	
1. Transportation	
O1. The strategic importance of significant transport infrastructure is recognised.	N/A – the proposal does not include significant transport infrastructure.
O2. A safe, efficient, integrated, and environmentally sustainable transport network that ensures our social, economic, and cultural wellbeing.	The proposal supports a safe, efficient, and integrated transport network through its well-structured road hierarchy, walkable block layout, and coordinated connections to surrounding roads and amenities. The layout has been designed to accommodate expected traffic volumes while prioritising safety and legibility for all users. In addition, upgrades are also proposed to ensure the ongoing safe and efficient functioning of the existing transport network, including a new intersection with Station Road and upgrades to the southern side of Station Road

O3. The avoidance, remediation or mitigation of the adverse effects of transportation.	As outlined above.
O4. To ensure that those activities that place demands on the roading network contribute fairly to any works considered necessary to meet those demands.	The proposal includes the delivery of key road infrastructure upgrades such as new intersections on Station Road, footpaths, kerb and channel works, and internal collector and local roads, ensuring that it contributes to the roading improvements needed to support the development. These upgrades are coordinated with the staging of the residential precinct and are designed to meet both current and future transport demands generated by the development. The Integrated Transportation Assessment included as Appendix 1P confirms that the proposed upgrades will maintain safe and efficient road function.
O5. To protect residential amenity from the effects of excessive traffic generation.	The proposal avoids adverse effects of excessive traffic generation by distributing vehicle access across multiple points, incorporating low-speed street design, and ensuring that internal streets are scaled to match residential traffic volumes. Traffic modelling demonstrates that the surrounding network can accommodate the expected volumes.
O6. To maximise safety and convenience for pedestrians and vehicular traffic on all sites.	The proposal delivers a safe and convenient transport environment through footpaths on all public roads, well-spaced intersections, and a walkable block layout. Dedicated pedestrian links and traffic calming measures enhance safety near key routes and destinations. These features create a legible, user-friendly network that supports all transport modes.
O7. Provision for parking and loading is adequate to ensure the safety and efficiency of the road network, without stifling development or leading to inefficient use of land.	The proposal includes provision for on-site parking to be provided at the time of residential development. With respect to commercial activities, sufficient parking and loading will be provided. Loading areas have been designed to avoid reverse manoeuvring movements onto the public road, which will avoid and mitigate transport safety effects.

O8. To encourage the provision of alternative transportation networks where it is clearly demonstrated that the provision of such networks will positively benefit and enhance the environment and community which they serve.	The proposal includes a 2.5 m-wide shared path along the greenway corridor and 1.8 m footpaths on both sides of all public roads, providing high-quality infrastructure for walking and cycling. It is considered that these elements will contribute to encouraging active modes of transport.
P1. Subdivision, use and development shall be managed to recognise, enable, and protect: • The primary function of significant transport infrastructure as inter-regional connectors; and • The local, regional, and national benefits of significant transport infrastructure.	The proposal will not compromise the primary function of significant transport infrastructure
P2. The District's road hierarchy shall recognise and manage significant road corridors as the highest order of road.	N/A
P3. Subdivision, use and development shall enable a safe, integrated, efficient, and well-connected transport network that provides for all modes of passenger and freight transport in a manner that: • Ensures land-use and transportation successfully interface with each other; • Manages the adverse environmental effects of the network, and the effects of other activities on the network (i.e. reverse-sensitivity effects); • Considers the transport needs of an ageing population; and: • Ensures route security across all modes of travel.	As outlined above.
P4. The road network shall be hierarchical, differentiating between roads according to their primary function thereby assisting in the planning and management of the network and surrounding land-uses.	N/A
P5. To ensure that access points and intersections meet safe sightline and spacing standards for the class of road within the hierarchy and are formed to appropriate design standards.	As assessed in the Integrated Transport Assessment included as **Appendix 1P**, the new intersections will have safe sightlines in both directions.
P6. To manage the location of subdivision and land use activities to avoid compromising road intersection and railway level crossing safety sightlines.	As outlined above.

P7. To ensure that the safety and efficiency of the state highways and district road networks are not compromised by proposed subdivision and/or development and the cumulative effect of subdivision and/or development.	As outlined above, the proposal will not create adverse effects on the existing road network.
P8. To promote appropriate roading connections within and between land being subdivided to ensure our towns are well connected.	The proposal provides multiple roading connections, including links to Peakedale Drive and two new intersections on Station Road, ensuring strong integration with the existing network. Internal streets are structured around a coherent grid, with provision for future east–west links to be provided should the adjacent land be developed.
P9. To implement measures to avoid, or mitigate reverse-sensitivity effects on land near significant transport infrastructure, and at the Matamata airport.	N/A – the proposal is not located near significant transport infrastructure.
P10. To ensure that traffic safety is maintained by carefully managing the location and design of any signs visible from state highway and District roads.	N/A
P11. Subdivision, use and development shall be managed in a way that takes into account the planning and availability of funding for transport infrastructure.	The necessary transport infrastructure is available and/or will be provided as part of the proposal to service the development.
P12. To ensure that subdivision and development takes into account the existing and proposed capacity and design of the transportation networks and that any adverse effects are avoided, remedied or mitigated.	As outlined above, the resulting traffic volumes from the proposal can be accommodated within the existing road network.
P13. To manage unrelated through traffic on local roads to maintain and enhance the amenity values of the locality.	N/A
P14. To require landscaping within the transportation facilities or corridors where appropriate.	The proposed new roads to vest will include on-street landscaping. It is anticipated that this design will be further refined and confirmed via conditions of consent.
P15. To avoid dust and noise nuisance by requiring formation, sealing and screening of parking and loading areas and access ways in residential, business and Industrial zones and Kaitiaki (Conservation) zones that adjoin an urban area.	The proposed new roads to vest will be constructed to the required engineering standard.

P16. Parking and loading facilities must be designed to ensure safe manoeuvring of vehicles and safe movement of pedestrians and cyclists.	As outlined above, provisions is available for on-lot parking to be provided at the time of future development.
P17. Outside "shopping frontage" areas, development shall provide adequate loading facilities on-site, for foreseeable future needs.	N/A
P20. To establish and maintain service lanes and public carparks which assist in reducing traffic congestion on surrounding streets.	N/A
P21. To encourage alternative transport modes by making provision for cycleways and walkways.	The proposal will encourage alternative transport modes through the integration of dedicated cycleways and walkways within the street network and greenway corridor.
P22. To provide for the transportation needs of an ageing population and the mobility impaired.	The proposal will provide for the transportation needs of an ageing population through a walkable and legible street network supported by shared paths, narrow carriageways, and pedestrian-scaled design. Footpaths, mid-block connections, and accessible links to open spaces and amenities ensure safe and convenient movement for people with varying mobility levels.
P23. To require the retention of all roads, including paper roads, where alternative public access to the District's rivers is not available.	An esplanade reserve is proposed to vest adjacent to the Waitoa River, which will facilitate public access to the District's rivers.