Resource Consent: 102.2025.13180

Grants to: Matamata Development Limited

Commencement date: 21 April 2026

Lapse Date: Five (5) years after commencement date

Location: Station Road, Matamata (Lot 1 Deposited Plan South Auckland 65481, Part Lot 1 and Lot 2 Deposited Plan 21055, Lots 4 and 5 Deposited Plan 384886, Lot 204 Deposited Plan 535395 and Lots 25 and 106 Deposited Plan 393306, Lot 3 Deposited Plan South Auckland 14362)

The activity:

Land use consent (Section 9 of the Resource Management Act 1991 (RMA) and under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011) to develop 430 residential dwellings, a neighbourhood centre, and ancillary infrastructure in eight stages.

This consent must be read in conjunction with:

A. Consent 102.2025.13388 – Land use consent (Section 9 of the Resource Management Act 1991 (RMA) and under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011) to develop and operate a solar farm comprising c14,700 solar panels and two power transformers (11kV).

B. Consent 102.2025.13389 – Land use consent (Section 9 of the Resource Management Act 1991 (RMA) and under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011) to develop and operate a solar farm comprising c34,000 solar panels and three power transformers (33kV).

C. Consent 101.2025.13387 – Subdivision consent (Section 11 of the Resource Management Act 1991) to subdivide land to create three superlots for future residential development, two lots for future solar farm development, a balance lot, and lots to be vested as Esplanade Reserve and streambed.

D. Consent 101.2025.13180 – Subdivision consent (Section 11 of the Resource Management Act 1991) to subdivide land ~~to subdivide land~~ into 430 residential lots, a neighbourhood centre lot, Public Roads and Local Purpose Reserves to be vested in eight stages.

And will be interpreted with guidance from the following glossary:

ADP	Accidental Discovery Protocol
AEE	Assessment of Environmental Effects
AEP	Annual Exceedance Probability
ARI	Annual Recurrence Interval
BMP	Bird Management Plan
BPMP	Buffer Planting Management Plan
CAR	Corridor Access Request

CMP	Construction Management Plan
CNVMP	Construction Noise and Vibration Management Plan
CTMP	Construction Traffic Management Plan
CSMP	Contaminated Soils Management Plan
CommMP	Communications Management Plan
(The) Council	Matamata-Piako District Council
District Plan	Matamata-Piako District Plan
DOC	Department of Conservation
DMP	Dust Management Plan
DM 2010	Matamata-Piako Development Manual 2010
EMP	Earthworks Management Plan
ERP	Emergency Response Plan
ESCMP	Erosion and Sediment Control Management Plan
FENZ	Fire and Emergency New Zealand
FIMP	Flocculation Implementation Management Plan
GCR	Geotechnical Completion Report
GEMP	Geotechnical Effects Management Plan
GMP	Groundwater Management Plan
HNZPT	Heritage New Zealand Pouhere Taonga
ITA	Integrated Transport Assessment
JOAL	Jointly Owned Access Lot
LBMP	Long-tailed Bat Management Plan
LMP	Lizard Management Plan
MP	Management Plan
NES-CS	National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011
OLFP	Overland Flow Path
PDA	Private Developer Agreement
PMP	Parking Management Plan
RITS	Waikato Regional Infrastructure Technical Specifications
RMA	Resource Management Act 1991
Site	Collectively, Lot 1 Deposited Plan South Auckland 65481, Lot 2 Deposited Plan 567678, **Part Lot 1 and Lot 2 Deposited Plan 21055** ~~Lots 1 and 2 Deposited Plan 21055~~, Lots 4 and 5 Deposited Plan 384886, Lot 204 Deposited Plan 535395 and Lots 25 and 106 Deposited Plan 393306, Lot 3 Deposited Plan South Auckland 14362.
SDP	Stage Development Plan
SMP	Stormwater Management Plan

SQEP	Suitably Qualified and Experienced Person
SVR	Site Validation Report
WQV	Water Quality Volume
WCR	Works Completion Report

And is subject to the following conditions:

General conditions

1. The activity must be carried out in general accordance with the application for resource consent, including any reports, plans, and further information (listed in Appendix [1]) provided by the Consent Holder, and in accordance with the following conditions of consent. Where there is any apparent conflict between the application documents and consent conditions, the consent conditions will prevail.

2. For the purposes of this consent, any reference to 'Site' means land legally described as Lot 1 Deposited Plan South Auckland 65481, Part Lot 1 and Lot 2 Deposited Plan 21055, Lots 4 and 5 Deposited Plan 384886, Lot 204 Deposited Plan 535395 and Lots 25 and 106 Deposited Plan 393306, Lot 3 Deposited Plan South Auckland 14362 prior to any further subdivision of the land.

3. The Consent Holder must advise the Matamata-Piako District Council (the Council) in writing, at least five (5) working days prior to works commencing on Site, so that monitoring of the conditions of this consent can be undertaken.

   Advice note: All correspondence with the Council required by these conditions of consent should be sent via email to ResourceConsent@mpdc.govt.nz with reference to consent number 102.2025.13180.

4. A copy of this land use consent, any certified Stage Development Plans (SDP) and any certified Management Plans (MP) must be kept on Site at all times that the works authorised by this consent are being undertaken and must be produced without unreasonable delay upon request from the Council.

5. Any reference in these conditions to a New Zealand Standard includes any later New Zealand Standard that amends or replaces it.

6. The Consent Holder must pay to the Council any administrative charge fixed in accordance with Section 36 of the RMA, or any charge prescribed in accordance with regulations made under Section 360 of the RMA.

   Advice notes:

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

   - *That pursuant to Section 332 of the RMA, enforcement officers may at all reasonable times go onto the Site that is the subject of this consent, for the purpose of carrying out inspections, surveys, investigations, tests, measurements or taking samples.*

7. That the following contributions must be paid to the Council:

a. Financial contributions pursuant to Section 108 of the RMA and the Operative Matamata-Piako District Plan (District Plan).

b. Development contributions in accordance with the Development Contributions Policy that applies at the time that payment is due.

c. Contributions in accordance with the Private Development Agreement (PDA).

8. The Council may, once per year, on any of the last five (5) working days of either May or November, serve notice on the Consent Holder under Section 128(1) of the RMA of its intention to review the conditions of this consent where:

a. A material adverse effect which was not identified in the AEE (and supporting material for the resource consent application) has arisen; or

b. The magnitude of adverse effects from the project are materially larger than what was indicated in the AEE (and supporting material for the resource consent application)

Condition precedent

9. No Stage Development Plans (SDP), Management Plans (MP) or detailed design / engineering plans will be accepted for certification / approval by the Council, until:

a. The Consent Holder has supplied an electronic file(s) containing all documents referred to in Appendix [1], indexed and referenced to enable easy access, to the satisfaction of the Council as follows:

i. Each document must be allocated a unique document number.

ii. The file containing the document must be named in accordance with the following convention: *Unique Document Number-Document Title-Author-Document date-Document Version.*

iii. Documents that have been superseded must be marked "superseded" with reference to the final version.

b. The Stormwater Management Plan (SMP) has been certified by the Council in accordance with the conditions of this resource consent (Conditions [24] – [31]). A prerequisite to drafting the SMP, the Consent Holder must:

i. Within 90 days of the grant of this consent, install five (5) additional groundwater level monitoring sites equipped with datalogger pressure sensors, including two nested piezometers in the deepest part of the basin, in the following general locations:

Advice note: The five additional groundwater level monitoring sites are in addition to the five existing piezometers already installed on the Site in the following locations:

ii. Keep records of all groundwater level monitoring points, being 10 in total, until such time as the Council is satisfied that adequate monitoring data has been gathered to provide a

reliable record of seasonal fluctuations in groundwater levels across the site and the Council has provided approval in writing for groundwater level monitoring to cease.

iii. Make the records available to the Council upon request.

c. The Consent Holder must engage a Suitably Qualified and Experienced Person (SQEP) to prepare a fault hazard desktop study to be submitted to the Council. In the event that the fault hazard desktop study reveals active fault lines within or in close proximity to the Site, further investigations (including detailed Site investigations) must be completed. The design of the development must be amended to ensure any fault setbacks (or alternative design measures) recommended by the SQEP are provided for.

d. A PDA, in a form and on terms satisfactory to the Council in all respects, has been entered into with the Council, which includes provision for the following:

i. Agreement on the land to vest in the Council as part of the development including, but not limited to, agreement as to the size, purpose and value of such land.

ii. Agreement on the quantum of development and financial contributions payable to the Council less any offset on account of the value of land to vest in the Council.

iii. The quantum and timing of payments to the Council.

iv. Provision of securities as required by the Council, in its sole discretion, securing the performance of the Consent Holder's obligations under the PDA, which may include a statutory land charge, caveat or encumbrance on land forming part of the development.

e. The PDA must be duly executed and all required securities registered in accordance with the PDA.

Staging

10. The consented activities subject to this consent must not be undertaken until the "Day 0" subdivision consent (101.2025.13387) has received Section 224(c) certification from the Council.

11. The northern solar farm (102.2025.13388) must be operational before Stage 4 of the residential development approved by this consent commences. This includes the 11KV power transmission cable connection from the northern solar farm to the Browne Street Sub Station (confirmed with As Built plans).

Advice notes:

- *As shown on the Maven Plan "Proposed* [Northern] *Solar Farm Connection Plan: (Ref: C720, Rev B, dated May 2025).*
- *'Operational' means that the solar farm is exporting electrical power to the grid network and includes initial testing and commissioning.*

12. The southern solar farm (102.2025.13389) must be operational before Stage 7 of the residential development approved by this consent commences. This includes the 33KV power transmission

cable connection from the southern solar farm to the Tower Road Sub Station (confirmed with As

Built plans).

Advice notes:

- *As shown on the Maven Plan "Proposed* [Southern] *Solar Farm Connection Plan: (Ref: C720, Rev D, dated May 2025).*
- *'Operational' means that the solar farm is exporting electrical power to the grid network and includes initial testing and commissioning.*

13. The commercial node must be constructed as part of Stage 4 of the residential development.

14. Development may be undertaken in stages or sub-stages, subject to each stage or sub-stage:

    a. Occurring sequentially. This does not preclude stages or sub-stages being constructed concurrently.

       Advice note: Sequentially means Stage 1, then Stage 2, then Stage 3 etc. Meaning that if development in Stage 8 is to occur all numerically preceding stages must be completed or commenced.

    b. Complying with all relevant conditions in this resource consent.

    c. Being in general accordance with the plans, drawings, and information listed in Appendix [1].

    d. Able to be serviced in accordance with the conditions of this consent and does not restrict future development of stages or sub-stages.

15. The Consent Holder must submit to the Council a Stage Development Plan (SDP), along with any relevant supporting information, for certification confirming that Condition [14] can be met.

16. Each SDP must be submitted with the engineering plans for the corresponding Stage.

17. If the lot numbers on the SDP differ to the approved plans, the Consent Holder must submit an updated residential development control table with the SDP confirming how the revised lot layout/numbering relates to the specific development controls.

    Advice note: The development control table in Condition [106] applies controls to specific lots. These controls will continue to apply to any revised lot configuration despite the layout/numbering changing (i.e. some controls apply to certain locations on the Site, e.g. the Site boundary).

18. Within twenty (20) working days of receiving a SDP for certification, the Council must notify the Consent Holder whether the SDP is certified, or if not, the reasons why certification has not been provided and the matters that must be addressed for certification to occur.

19. The Consent Holder must implement all development in accordance with the certified SDPs.

~~20.~~ Any changes and/or updates to a certified SDP must be made in writing and submitted to the Council for certification in accordance with Condition ~~[17].~~ **[15].**

21. The development must be staged as follows:

    Advice notes:

    - *Further details on the infrastructure requirements are set out in Conditions [50] to [70].*

- *The timing/staging of transport infrastructure will be determined in accordance with Conditions [71] to [77 **~~Error! Reference source not found.~~**].*

- *Subdivision of the development must occur pursuant to consent 101.2025.13180 and 101.2025.13387.*

a. Stage 1A: Residential Lots 1 – 24 (including associated 3-waters and roading infrastructure); Stormwater Basin A (Lot 4001); a new wastewater gravity line connecting to existing wastewater manhole 20230419105331; upgrade of the Peakedale wastewater pump station 20080213160306; and connection to water valve 20230417141330 (to service the Site).

   Advice note: See Maven plan "Proposed Land Use Consent Stage 1A" (Ref: C160-1A, Rev F, dated March 2026)

b. Stage 1B: Residential Lots 25 – 38 (including associated 3-waters and roading infrastructure).

   Advice note: See Maven plan "Proposed Land Use Consent Stage 1B" (Ref: C160-1B, Rev F, dated March 2026)

c. Stage 1C: Residential Lots 39 – 53 (including associated 3-waters and roading infrastructure).

   Advice note: See Maven plan "Proposed Land Use Consent Stage 1C" (Ref: C160-1C, Rev F, dated March 2026)

d. Stage 2A: Residential Lots 54 –81 (including associated 3-waters and roading infrastructure); and a new wastewater gravity line to a new manhole connected to existing main 20230419113654 (located in Peakedale Drive). See Condition [110] regarding Lots 65 – 68.

   Advice note: See Maven plan "Proposed Land Use Consent Stage 2A" (Ref: C160-2A, Rev F, dated March 2026)

e. Stage 2B: Residential Lots 82 – 103 (including associated 3-waters and roading infrastructure).

   Advice note: See Maven plan "Proposed Land Use Consent Stage 2B" (Ref: C160-2B, Rev F, dated March 2026)

f. Stage 2C: Residential Lots 104 – 121 (including associated 3-waters and roading infrastructure).

   *Advice note: See Maven plan "Proposed Land Use Consent Stage 2C" (Ref: C160-2~~B~~**C**, Rev F, dated March 2026)*

g. Stage 3: Residential Lots 122 – ~~183~~ **167** (including associated 3-waters and roading infrastructure); Stormwater Basin B and the greenway (Lot 4003**) and Lot 6001 (access to the southern solar farm);** and the new 'central' wastewater pump station (Lot 5001) (including new infrastructure connections and upgrades to existing wastewater manhole 300028 (located in Burwood Road)).

   Advice note: See Maven plan "Proposed Land Use Consent Stage 3" (Ref: C160-3, Rev F, dated March 2026)

h. Stage 4: Residential Lots 184 – 238 (including associated 3-waters and roading infrastructure); recreation reserve (Lot 1001); and the commercial node (Lot 1002).

Advice note: See Maven plan "Proposed Land Use Consent Stage 4" (Ref: C160-4, Rev F, dated March 2026)

i. Stage 5: Residential Lots 239 – 291 (including associated 3-waters and roading infrastructure).

Advice note: See Maven plan "Proposed Land Use Consent Stage 5" (Ref: C160-5, Rev F, dated March 2026)

j. Stage 6: Residential Lots 292 – 324 (including associated 3-waters and roading infrastructure).

*Advice note: See Maven plan "Proposed Land Use Consent Stage 6" (Ref: C160-6, Rev F, ~~dating~~ **dated** March 2026)*

k. Stage 7: Residential Lots 325 – 378 (including associated 3-waters and roading infrastructure); Stormwater Basin C (Lot 4004); and the new 'northern' wastewater pump station (Lot 5002 in Stage 8).

Advice note: See Maven plan "Proposed Land Use Consent Stage 7" (Ref: C160-7, Rev F, dated March 2026)

l. Stage 8A: Residential Lots 379 – 387, 392 – 409, 412, 413, 420, 421 and 428 (including associated 3-waters and roading infrastructure).

*Advice note: See Maven plan "Proposed Land Use Consent Stage 8A" (Ref: C160-1A, Rev F, **dated** ~~dating~~ March 2026)*

m. Stage 8B: Residential Lots 388 – 391, 410, 411, 414 – 419, 422 – 428, 429 and 430 (including associated 3-waters and roading infrastructure); and Stormwater Basin D (Lot 4005), **), and Lot 5002 ('northern' wastewater pump station – see Stage 7).**

*Advice note: See Maven plan "Proposed Land Use Consent Stage 8B" (Ref: C160-~~1~~**8**B, Rev F, **dated** ~~dating~~ March 2026)*

Management Plans

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

Management Plan	Author	Dated
Construction Management Plan (Residential)	Maven	~~June 2025~~ **November 2025, Rev C**
Earthworks Management Plan (Residential)	Maven	June 2025, **Rev C**
Contaminated Soils Management Plan	SLR	May 2025
Construction Traffic Management Plan	Commute	July 2025
Construction Noise and Vibration Management Plan (Residential)	Styles Group	June 2025
Geotechnical Effect Management Plan	CMW Geosciences	May 2025
Longtailed Bat Management Plan	Ecological Solutions	~~July 2025~~ **November 2025, Rev 1**
Bird Management Plan	Ecological Solutions	~~July 2025~~ **November**

		2025, Rev 1
Lizard Management Plan	Ecological Solutions	~~July 2025~~ **November 2025, Rev 1**
Stormwater Management Plan	Maven	~~May 2025~~ **January 2026, Rev C**

Stormwater Operations and Maintenance Plan (Residential)	Maven	~~May 2025~~ **November 2025, Rev B**

23. The following MPs are also required to be prepared/completed:

    a. Communications Management Plan

    b. Erosion and Sediment Control Management Plan

    c. Flocculant Implementation Management Plan

    d. Dust Management Plan

    e. Groundwater Management Plan

    f. Buffer Planting Management Plan

    ~~g. Stormwater Management Plan~~

    h. Landscape Management Plan

    i. Parking Management Plan

24. The Consent Holder must ensure that all MPs are prepared by a SQEP, where the MP is an update of an existing draft, the update must be completed by a SQEP.

25. Except for the SMP (see Condition [9]), the Consent Holder must submit the listed MPs to the Council for certification at least twenty (20) working days prior to work commencing.

    Advice note: To assist the Council with the certification process, the Consent Holder is encouraged to provide the Council with three (3) weeks' notice prior to each MP being submitted for certification.

26. MPs may be submitted in parts or in stages to address particular activities or to reflect the staged implementation of the development. When a MP is provided in part or for a stage it must satisfy all certification requirements, including submission to the Council for certification. MPs submitted to the Council must clearly show the linkage with MPs for adjacent stages and any interrelated activities or other MPs.

27. The certification process for the MPs must be confined to confirming that the MPs:

    a. Give effect to their objective/s (including any updated objective/s determined as part of a review provided for in Condition [8]).

    b. Address the consent condition requirements.

    c. Contain the required information.

    d. Are generally consistent with the application documents (including draft MPs) listed in Appendix [1].

28. Within twenty (20) working days of receiving a MP for certification, the Council must notify the Consent Holder whether the MP is certified or if not, the reasons why certification has not been provided and the matters that must be addressed for certification to occur.

Advice note: Certification of complex MPs (e.g. the SMP) is expected to take longer than 20 working days and may be an iterative process to satisfy the Council that Condition [27] has been met.

29. The Consent Holder must implement all certified MPs for the duration of the works.

Amendments to Management Plans

30. Any changes and/or updates to a certified MP must be made in writing and submitted to the Council for certification in accordance with Condition [28].

31. While a MP is being changed/updated, a construction activity must cease unless the Council provides written confirmation that the activity may continue.

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

Construction Management Plan (CMP)

32. The Consent Holder must carry out all construction activities in accordance with the certified CMP. The objective of the CMP is to detail the approach to be taken for managing construction works to ensure that adverse effects that may arise from the works have been appropriately identified, managed and minimised. The CMP must be updated as required to meet the objective. The CMP must include, but is not limited to:

    a. A response to any relevant conditions of this consent.

    b. The contact details of a single Site Manager who is responsible for the whole Site, who has been appointed for the duration of theconstruction phase (including enabling works) and who is contactable 24-hours a day. Details must include a phone number (mobile number) and an email address that sits with the project (rather than an individual), e.g. sitemanager@ashbourne.co.nz.

    c. The location of notice board/s on the Site that are readily visible and readable from a public place/s that clearly identifies the name, telephone number, email and address for service of the Site Manager.

    d. A schedule of each construction stage and a description of works including site plans, commencement date and expected duration of the major cut and fill operations.

    e. The hours of construction work, being:

        i. 7:30am to 6:00pm, Monday to Friday.

        ii. 8:30am to 2:00pm, Saturdays.

        iii. No construction work is permitted on Sundays or public holidays.

    f. The requirement for 1.5m temporary hoardings around the perimeter of the Site during the construction phase of the development.

    g. Machinery to be used on Site and measures to prevent contaminant spills during refuelling and machinery servicing and maintenance.

    h. A list of hazardous substances stored on Site, measures to prevent contaminant spills and the response in the event of a spill.

i. Detailed management procedures for fill placement, treatment (including weed management), and/or stockpiling.

j. Measures to address the cumulative effects of working on a number of stages at the same time.

k. Any other details of the intended works' programme.

l. The process for the ongoing review and amendment of the CMP to maintain its effectiveness.

Communications Management Plan (CommMP)

33. As part of the CMP, the Consent Holder must also submit a CommMP for certification. The objective of the CommMP is to set out how the public and stakeholders (including directly affected and adjacent owners and occupiers of land) will be communicated with throughout the construction works. The CommMP must be updated as required to meet the objective. The CommMP must include, but is not limited to:

a. A response to any relevant conditions of this consent.

b. Contact details of a single Site Manager who has been appointed for the duration of the construction phase (including enabling works) to be the main and readily accessible point of contact for persons interested in or affected by construction works.

c. A list of stakeholders who must be communicated with, including all those who provided comment on the application.

d. Details of communication activities already undertaken and any specific stakeholder feedback (in relation to the construction phase).

e. Details of communication activities proposed, including, but not limited to:

i. Procedures for ensuring that the owners and/or occupiers in the immediate vicinity (including, but not limited to, residents within approximately 150m of the Site and residents along all streets that will be used by construction vehicles for access) are:

A. Given a minimum of ten (10) working days prior notice of the commencement of construction works (of each stage, as relevant).

B. Provided the details of the Site Manager, specifically a phone number (mobile number) and an email address that sits with the project (rather than an individual), e.g. sitemanager@ashbourne.co.nz.

C. Informed about the expected duration of works and potential effects of the works, including specific potential sources of noise, dust and vibration.

D. Kept informed of progress including responding to queries and complaints.

f. Methods to be used to communicate details of the project to stakeholders and the public, including any proposed mail drop information, direct contact with stakeholders, the project website or equivalent virtual information source for providing information to the public.

g. In relation to noise and vibration, the potential for noise/vibration associated with the construction works and the associated timing and the methods used to mitigate the effects of

noise/vibration from the construction works.

h. Details of the complaint management process including who is responsible for responding, how responses must be provided and the timeframes within which the responses must be provided.

i. The process for the ongoing review and amendment of the CommMP to maintain its effectiveness.

Earthworks Management Plan (EMP)

34. As part of the CMP, the Consent Holder must also submit an EMP for certification. The objective of the EMP is to set out the earthworks stages and appropriate management methods. The EMP must be updated as required to meet the objective. The EMP must include, but is not limited to:

a. A response to any relevant conditions of this consent.

b. The process for the ongoing review and amendment of the EMP to maintain its effectiveness.

Contaminated Soils Management Plan (CSMP)

35. As part of the CMP, the Consent Holder must also submit a CSMP for certification. The objective of the CSMP is to identify how soil disturbance on the Site must be managed to avoid hazards to human health and recommend mitigation methods relevant to actual Site conditions and future uses. The CSMP must be updated as required to meet the objective. The CSMP must include, but is not limited to:

a. A response to any relevant conditions of this consent.

b. Map/s showing likely areas of contamination/concern.

c. A suitable testing regime that reflects the contaminant risk identified in the *Preliminary and Detailed Site Investigation* (prepared by SLR and dated May 2025).

d. Measures to prevent, or restrict, exposure to contaminated soils that may give rise to human health hazards, including contingency measures for the management of any previously unidentified contamination.

e. Methods to remediate the presence of contaminated soils, including remediation targets to enable future development.

f. Measures to safely manage the removal of any soil exceeding the applicable *National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011* (NES-CS), including identifying the licensed waste facility or landfill for disposal.

g. The process for the ongoing review and amendment of the CSMP to maintain its effectiveness.

Erosion and Sediment Control Management Plan (ESCMP)

36. As part of the CMP, the Consent Holder must also submit an ESCMP for certification. The objective of the ESCMP is to avoid, remedy and/or mitigate the potential adverse effects of earthworks and associated construction works on the receiving environment. The ESCMP must be updated as required to meet the objective. The ESCMP must:

a. Accord with, as a minimum:

   i. Waikato Regional Council's *'Erosion and Sediment Control Guidelines for Soil Disturbing Activities'* January 2009 (Technical Report No.2009/02); and

   ii. Section F2.0 (coagulant and flocculant treatment) of the *'Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region'* June 2016 (Guideline document 2016/005).

b. Include, but is not limited to:

   i. A response to any relevant conditions of this consent.

   ii. Measures to ensure sediment generation is minimised and the works are conducted in accordance with best practice, including, but not limited to:

      A. Details of all principles, procedures and practices that must be implemented to undertake erosion and sediment control to minimise the potential for sediment discharge from the Site, including flocculation if required (note the Flocculant Implementation Management Plan (FIMP) required by Condition [38]).

      B. Further Site-specific hydrogeological guidance is incorporated into the design and implementation of sediment control measures to avoid cross flow between high groundwater levels and the sediment control ponds.

      C. The design criteria and dimensions of all key erosion and sediment control structures.

   iii. A Site plan of a suitable scale to identify:

      A. The locations of waterways.

      B. The extent of soil disturbance and vegetation removal.

      C. Any "no go" and/or buffer areas to be maintained undisturbed adjacent to watercourses/trees/etc.

      D. Areas of cut and fill.

      E. Locations of stockpiles.

      F. The boundaries and area of catchments contributing to all stormwater impoundment structures.

      G. The locations (if relevant) of all specific points of stormwater discharge to the environment.

      H. Any other relevant Site information.

   iv. Construction timetable for the erosion and sediment control works and the bulk earthworks proposed.

   v. Timetable and nature of progressive Site rehabilitation and re-vegetation proposed.

   vi. Maintenance, monitoring and reporting procedures for erosion and sediment control

measures.

vii. Rainfall response and contingency measures, including procedures to minimise adverse effects in the event of extreme rainfall events (being events resulting from a 10 year, or larger, ARI event) and/or the failure of any key erosion and sediment control structures.

viii. Identification and contact details of personnel responsible for the operation and maintenance of all key erosion and sediment control structures.

c. Include the process for the ongoing review and amendment of the ESCMP to maintain its effectiveness.

Flocculation Implementation Management Plan (FIMP)

37. Prior to the commencement of construction works, the Consent Holder must undertake flocculent bench testing to determine the reactivity of soils to chemical treatment within those areas of the Site where runoff is proposed to be treated by sediment retention ponds and decanting earth bunds.

38. Where soils positively react to the testing required in Condition [37], as part of the CMP, the Consent Holder must also submit an FIMP for certification. The objective of the FIMP is to manage flocculation used as part of the erosion and sediment control practices to avoid or minimise adverse effects on the environment caused by the use of chemical flocculants. The FIMP must be updated as required to meet the objective. The FIMP must include, but is not limited to:

a. A response to any relevant conditions of this consent.

b. Specific design details for the flocculation system.

c. Monitoring, maintenance (including post-storm) and record keeping details.

d. Details of optimum dosage (including assumptions).

e. Results of any initial flocculation trial.

f. A spill contingency plan.

g. Contact details of the person/s responsible for the operation and maintenance of the flocculation treatment system and the organisational structure to which this person must report.

h. The process for the ongoing review and amendment of the FIMP to maintain its effectiveness.

39. A flocculation treatment system must be maintained as a contingency for the duration of earthworks and shall be implemented (in accordance with the FIMP) at the request of the Council.

Construction Traffic Management Plan (CTMP)

40. As part of the CMP, the Consent Holder must also submit a CTMP for certification and a Corridor Access Request (CAR). The objective of the CTMP is to avoid, remedy and/or mitigate adverse effects associated with construction traffic. The CTMP must be updated as required to meet the objective. The CTMP must include, but is not limited to:

a. A response to any relevant conditions of this consent.

b. Construction staging and proposed activities.

c. Expected number of vehicle movements, particularly heavy vehicle numbers during each phase of construction.

d. The requirement for a temporary haul road to be established prior to the commencement of any construction works on Site (see Condition [72]).

e. Points of Site access and measures to stabilise those access points.

Advice Note: High Productivity Motor Vehicles (HPMV) exceeding 44 tonne are required to obtain a permit from the Council and are subject to the conditions imposed on that permit which must identify amongst other matters, a specified route and any weight restrictions.

f. Construction traffic routes and any road upgrades required to those routes to accommodate the intended construction traffic and ensure pedestrian, cyclist and resident safety. Particular attention must be given to Station Road, Peakedale Road and Jellicoe Road.

g. Nature and duration of any temporary traffic management proposed.

h. Location on the Site for worker car parking and loading areas for deliveries.

i. Measures to prevent, monitor and remedy tracking of debris onto public roads, which includes a wheel wash facility.

j. The requirement for pre-construction road condition surveys to be submitted to the Council for roads 100m either side of stabilised vehicle entrances, as well as measures to remedy any damage to roads, cycleways and footpaths as a result of construction traffic both during and upon completion of works.

Advice note: This condition may require the Consent Holder to undertake remediation multiple times during the construction period to ensure that damage to roads, cycleways and footpaths does not give rise to adverse safety effects for other transport network users.

k. Measures to avoid idling / parking of construction traffic outside the Site.

l. Measures to reduce construction traffic during peak pedestrian periods, i.e. 8-9am and 2.45-3.30pm Monday to Friday.

m. The process for the ongoing review and amendment of the CTMP to maintain its effectiveness.

Construction Noise and Vibration Management Plan (CNVMP)

41. As part of the CMP, the Consent Holder must also submit a CNVMP for certification. The objective of the CNVMP is to identify and require the adoption of the best practicable option to minimise construction noise and vibration effects and ensure compliance with noise and vibration conditions. The CNVMP must be updated as required to meet the objective. The CNVMP must:

a. Accord with, as a minimum:

i. German Standard DIN 4150-3:1999 *Structural vibration – Effects of vibration on structures*.

ii. Annex E of NZS 6803:1999 *Acoustics – Construction Noise* and the Association of

Australasian Acoustical Consultants Guideline for interpreting and applying NZS 6803 1999.

b. Include, but is not limited to:

i. A response to any relevant conditions of this consent.

ii. Measures to mitigate noise and vibration effects on adjoining properties, including the effects of tree clearing, and may include scheduling constraints or physical barriers.

iii. The following requirements:

A. All construction work will be designed, managed and conducted to ensure noise levels at the façade of any dwelling on any other site will comply with the limits recommended in Table 1 of NZS6803P:1984 – *The Measurement and Assessment of Noise from Construction, Maintenance and Demolition Work* and will be measured in accordance with NZS6803P:1984. Adjustments provided in Clause 6.1 of NZS6803P:1984 will apply, and references in the Tables of NZS6803P:1984 to "NZS6802" will read as references to Clause 4.2.2 of NZS6802:1991.

B. Except that, the noise limit in Condition [41(b)(iii)(A)] may be exceeded to the following extent at the following identified locations for the following identified activities:

Receiver address	**Activity**	**Noise limits during specified construction works**
6 Odlum Drive	During tree works	75 dB L_{A10} and 90 dB L_{Amax}
9 Odlum Drive	During tree works	75 dB L_{A10} and 90 dB L_{Amax}
18 Eldonwood Drive	During earthworks	72 dB L_{A10} and 87 dB L_{Amax}

Advice note: All other construction activities at the locations identified above must comply with Condition [41(b)(iii)(A)].

C. Construction work and heavy vehicle movements on the Site must only take place:

- 7:30am to 6:00pm, Monday to Friday.
- 8:30am to 2:00pm, Saturdays.
- No construction work is permitted on Sundays or public holidays.

c. Include the process for the ongoing review and amendment of the CNVMP to maintain its effectiveness.

Dust Management Plan (DMP)

42. As part of the CMP, the Consent Holder must also submit an DMP for certification. The objective of the DMP is to identify sources of dust and require the adoption of the best practicable option to minimise the effects of discharges to air (dust) from construction works. The DMP must be updated as required to meet the objective. The DMP must:

a. Accord with, as a minimum, the *Good Practice Guide for Assessing and Managing Dust (Ministry for the Environment, 2016).*

b. Include, but is not limited to:

i. The practices that must be adopted during construction works to minimise all dust and particulate emissions and the potential for any dust emissions beyond the boundary of the Site that cause a nuisance. A dust nuisance will occur if:

A. There is visible evidence of suspended solids in the air beyond the Site boundary; and/or

B. There is visible evidence of suspended solids traceable from a dust source settling on the ground, building or structure on a neighbouring site or water.

ii. The measures that must be adopted to ensure that exposed areas have sufficient soil moisture levels at all times under prevailing wind conditions to minimise the potential for dust generation.

iii. The use of chemical dust suppressants as a method of sealing problematic or unfinished areas if the previous methods fail to mitigate dust effects appropriately.

iv. A requirement that, if a written request is made by the Council, the Consent Holder must carry out sealing within reasonably practicable timeframe of any problematic dust generating surfaces within the Site using hydro-seed/hydro-mulch, polymer soil stabilisers or a similar dust control product to promptly address any ongoing dust effects.

v. Identification of the staff who are available on-call at all times (including outside of working hours) to operate the water application system for dust suppression.

c. Include the process for the ongoing review and amendment of the DMP to maintain its effectiveness.

Geotechnical Effects Management Plan (GEMP)

43. As part of the CMP, the Consent Holder must also submit a GEMP~~)~~ for certification. The objective of the GEMP is to manage effects during the earthworks phase and ensure buildable / useable ground for development. The GEMP must be updated as required to meet the objective. The GEMP must, as a minimum, provide:

a. A response to the recommendations of the Geotechnical Investigation Report, Rev 3, dated 18 November 2025 to address mitigation of liquefaction effects for building foundation design, static settlement, building foundation design, stockpile locations and earthworks compaction.

b. The process for the ongoing review and amendment of the GEMP to maintain its effectiveness.

Groundwater Management Plan (GMP)

44. If subsoil drains are used for limiting maximum ground water levels for the purposes of achieving stormwater disposal from soakage devices, then a GMP is required.

45. If a GMP is required in accordance with Condition [44], the Consent Holder must manage effects on groundwater in accordance with the certified GMP. The objective of the GMP is to ensure that elevated groundwater does not impact the ability for subsoil drains to operate effectively. The GMP must be updated as required to meet the objective. The GMP must include, but is not limited to:

a. The rationale for requiring subsoil drains in the stormwater management design.

b. Details of the civil and hydrogeological (including water chemistry, hydraulic conductivity and recharge) aspects of the sub-soil drains.

c. Operation and maintenance procedures for the subsoil drains.

d. Monitoring methods, inspection checklists and inspection record keeping and processes to report to the Council.

e. The process for the ongoing review and amendment of the GMP to maintain its effectiveness.

Long-tailed Bat Management Plan (LBMP)

46. The Consent Holder must submit a LBMP for certification. The objective of the LBMP is to avoid injury to, or mortality of, long-tailed bats during construction and minimise disturbance to long-tailed bats caused by the loss of habitat and artificial light. The LBMP must be updated as required to meet the objective. The LBMP must include, but is not limited to:

a. A response to any relevant conditions of this consent.

b. Evidence that engagement with the Department of Conservation (DOC) has occurred, including evidence that any concerns raised by DOC have been addressed or provide reasons why they have not been addressed.

c. Consideration of all potential effects on longtail bat populations, having regard to DOC's 'Protocols for minimising the risk of felling occupied bat roosts' produced by the NZ DOC Bat Recovery Group 2024, or any update to that document including:

i. A map identifying all trees (alive and standing dead) that are ≥15 cm Diameter at Breast Height (DBH).

ii. A pre-felling survey method for trees identified in (i) above.

iii. If bats are found injured or dead during felling, the Consent Holder must notify DOC and prepare a report documenting the protocols followed.

d. Requirements for bat roosts (artificial or natural) to offset the removal of habitat (after the completion of tree felling) within the Greenway, including:

i. Installation at a ratio of three roosts for every one actual roost discovered.

ii. The use of either kent bat boxes, or artificial crevices/cavities in existing trees.

iii. The GPS coordinates of the artificial roosts.

iv. Predator fitted bands applied to all artificial roosts.

e. Provision for bat-friendly outdoor lighting that will include:

i. Within the Waitoa River corridor and the greenway:

A. Ensure that illuminance from fixed artificial light does not exceed 0.3 lux (horizontal and vertical) at any height.

ii. In spaces to be vested (recreation reserve, roadways and local purpose reserves) within 40m of the greenway:

A. Ensure that illuminance from fixed artificial lighting does not exceed 0.3 lux (horizontal and vertical) at any height.

B. Ensure that all outdoor lighting be fully downward, baffled and angled with zero upward light output and have a nominal colour temperature no more than 2700K.

C. Ensure any security lighting is controlled by timers to activate for less than five (5) minutes.

f. Monitoring and maintenance must include, but is not limited to, checking:

i. Artificial bat roosts (kent box) every year for a period of five (5) years to remove any accumulated debris and repair or replace if damaged or missing.

ii. Artificial roost crevices and cavities every year for a period of five (5) years to remove any sap deposits or bark growth that may prevent bats from accessing crevices or cavities.

iii. Metal bands every year for a period of five (5) years to maintain or replace as required.

g. Measures to ensure the long-term protection of riparian margins, indigenous vegetation and other vegetated corridors which provide habitat to long-tailed bats.

h. Appropriate monitoring and reporting requirements to the Council and DOC for the first five (5) years, including, but not limited to submitting an annual report detailing the results of the roost checks carried out under Condition [46(f)] prepared by a SQEP person within two (2) months of the completion of the maintenance checks.

i. The process for the ongoing review and amendment of the LBMP to maintain its effectiveness.

Advice notes:

- *It is an offence under the Wildlife Act 1953 to disturb or destroy the nest of any protected wildlife (Section 63(1)(c)).*

- *If any inconsistencies arise between this consent and a Wildlife Authority issued for the Site, the Wildlife Authority will take precedence.*

Bird Management Plan (BMP)

47. The Consent Holder must submit a BMP for certification. The objective of the BMP is to avoid or otherwise minimise the effects of the development on native birds. The BMP must be updated as required to meet the objective. The BMP must include, but is not limited to:

a. A response to any relevant conditions of this consent.

b. Evidence that engagement with DOC has occurred, including evidence that any concerns raised by DOC have been addressed or provide reasons why they have not been addressed.

c. If earthworks or vegetation clearance must occur within the bird breeding season (September – February inclusive):

i. Before work commences, a bird nest survey of the entire Site, including grasslands to be cleared, must be undertaken by a SQEP. Where required a climbing arborist and/or drone must be used to identify bird nests where trees are too tall or dense to properly assess from the ground. A report must be prepared documenting the locations of any nests, colonies or chicks of birds with threat categories of At Risk or Threatened; a summary of the methodology used in the survey; and how effects will be avoided, minimised, or mitigated for any Threatened or At Risk species nests found. The report must be submitted to the Council for their records.

ii. If no active nests are found, trees may be felled within five (5) working days.

iii. If active nests of native species are found, a 50m radial setback must be established around the nest. This area is to be clearly marked and left undisturbed until regular monitoring confirms nesting birds have fledged or nests are naturally abandoned.

iv. If work ceases for more than five (5) consecutive working days, the works area must be resurveyed (pursuant to Condition [47(c)(i)]).

v. Trees with active nests must be regularly monitored until nesting birds have fledged or nests are naturally abandoned. This includes collecting the following data: date and time, GPS location and/or area of checking, outcome of bird nest checks (i.e., presence or absence of active nests) and species observed.

d. Appropriate monitoring and reporting requirements to the Council and DOC during construction.

e. The process for the ongoing review and amendment of the BMP to maintain its effectiveness.

Advice notes:

- *It is an offence under the Wildlife Act 1953 to disturb or destroy the nest of any protected wildlife (s63(1)(c)).*
- *If any inconsistencies arise between this consent and a Wildlife Authority issued for the Site, the Wildlife Authority will take precedence.*

Lizard Management Plan (LMP)

48. The Consent Holder must submit a LMP for certification. The objective of the LMP is to set out measures to minimise potential adverse effects on native lizards within the construction footprint by the capture and relocation of native lizards and habitat enhancement. The LMP must be updated as required to meet the objective. The LMP must:

a. Accord with, as a minimum:

i. DOC's *'Key Principles for lizard salvage and transfer in New Zealand 2019'*, or other equivalent ecological guidelines.

b. Include, but is not limited to:

i. A response to any relevant conditions of this consent.

ii. Evidence that engagement with DOC has occurred, including evidence that any concerns

raised by DOC have been addressed or provide reasons why they have not been addressed.

Advice note: 'Evidence' includes providing a copy of the Wildlife Act Authority issued by DOC authorising implementation of the LMP.

iii. Identification of all areas of potential indigenous lizard habitat within the Site, including rock piles, sunny shrublands, and woody debris.

iv. Pre-vegetation clearance survey methods, including timing, search effort, and detection techniques appropriate to the species likely to be present.

v. Capture, handling, containment and translocation procedures, including relevant welfare and biosecurity measures.

vi. Release site criteria, any required habitat enhancement, and measures to ensure long-term suitability and protection.

vii. Post-translocation monitoring protocols (frequency, success indicators, adaptive management).

viii. Reporting requirements to the Council and DOC during construction.

ix. Contingency measures and a protocol in the event that a Threatened or At-Risk–Declining lizard species is encountered including:

A. All works to cease immediately in the event.

B. Report of the finding to the Council and DOC.

C. Management measures to be implemented before works can recommence.

c. Include the process for the ongoing review and amendment of the LMP to maintain its effectiveness.

Advice note: If any inconsistencies arise between this consent and a Wildlife Authority issued for the Site, the Wildlife Authority will take precedence.

Buffer Planting Management Plan (BPMP)

Advice note: The buffer planting (required by this Management Plan) will be located within privately owned properties and will largely be managed by way of a Consent Notice against each relevant title.

49. The Consent Holder must comply with the requirements of the certified Buffer Planting Management Plan (BPMP). The objective of the BPMP is to buffer and soften the edge of the development on the existing environment. The BPMP must be updated as required to meet the objective. As a minimum, the BPMP must include:

a. A response to any relevant conditions of this consent.

b. Detailed representative planting plans and cross sections showing the anticipated plant mix (trees vs shrubs vs groundcovers) to a depth of 4m from the Site boundary.

c. A planting schedule that requires planting to occur during the first planting season (April – September) following the completion of each construction stage.

d. Plant sizes, species and plant supply requirements. Plant species must be native, or predominantly native.

e. Site preparation, transport, handling and protection of plants.

f. Planting procedures for trees, shrubs and groundcovers.

g. Mulching requirements and application standards.

h. The maintenance programme – watering, pest and disease management, pruning expectations and damage, and a weed management strategy – including:

   A. Maintenance required to be undertaken by the Consent Holder for the first three (3) years following planting, including a description of how access will be obtained for maintenance if the lot is sold before the three (3) years is over.

   B. Maintenance required to be undertaken by individual lot owners after the initial three years (which can be captured as a Consent Notice).

Engineering Design and Approval

50. The Consent Holder must submit all engineering plans to the Council for review and approval prior to the submission of any building consent application. Engineering plan approval is needed for all stormwater, wastewater, water, transport and landscaping infrastructure. The engineering plans must:

    a. Be consistent with the relevant SDP (required by Condition [15]).

    b. Include trunk servicing details and ensure that future connections within the Site are provided for.

    c. Include servicing details for each Lot as applicable.

51. Where building consent is not required, the engineering plans must be submitted to the Council for review and approval at least twenty (20) working days prior to construction commencing.

52. All engineering works and designs must be in accordance with the Waikato Regional Infrastructure Technical Specifications (RITS) and other relevant standards including the Matamata-Piako District Council Development Manual 2010 (DM 2010), or to the satisfaction of the Council.

53. The Consent Holder must retain the services of a SQEP to oversee the construction of any infrastructure required for the development. This person must be responsible for ensuring adherence to approved construction plans, quality systems and project completion requirements. The name and contact details of this person must be nominated on all engineering plans and associated documents when submitted to the Council.

54. All as-built plans, Quality Assurance documents, producer statement, warranty documents and associated data for all assets to be transferred to the Council, as well as written correspondence from utility providers confirming connections to each lot, must be submitted at the completion of

works in accordance with the requirements of the RITS.

Stormwater

55. The Consent Holder must manage the quality and quantity of stormwater runoff in accordance with a certified Stormwater Management Plan (SMP). The objective of the SMP is to manage the quality and quantity of stormwater runoff to minimise adverse effects on the environment, including operational and monitoring requirements.

Advice note: The certified SMP will include all aspects of the draft Stormwater Operations and Maintenance Plan (Residential) submitted with the application. This will ensure that all stormwater

information is in one consolidated document to assist with managing the stormwater asset.

56. The SMP must be formulated to meet the objective and must be informed by:

a. Up-to-date groundwater monitoring results from all monitoring sites as outlined in Condition [9(b)].

b. A groundwater contour plan derived from the analytical groundwater model, overlaid by finished ground level (at 200mm intervals).

c. The updated groundwater level synthetic hydrograph (Memorandum of WGA, dated 3 March 2026) for the site.

d. An update to drawing C401 "Proposed Overall S/W Catchment Plan" (Rev B) to reflect the up-to-date results from all groundwater monitoring sites.

e. An assessment of the "whole of life costs" of the proposed stormwater system and evidence that the "whole of life costs" have been factored into the design of the stormwater system.

57. The SMP must include, but is not limited to:

a. A response to any relevant conditions of this consent.

b. The detailed design parameters of the stormwater network which must:

i. Confirm attenuation requirements for the 1%, 10% and 50% AEP events (including extended detention, retention of initial abstraction volume and water quality treatment).

ii. Include optimised infrastructure sizing.

iii. Ensure a Best Practical Option approach to the stormwater management system which accounts for elevated groundwater, particularly:

A. Where the aquifer is thin (i.e., 4m to aquitard layer).

B. Where low hydraulic conductivity layers are encountered (i.e., silt layers).

C. During high recharge conditions (high rainfall winter/spring periods).

iv. Demonstrate no adverse downstream flood or erosion effects for all relevant design events (including effects on any Waikato Regional Council drainage areas).

v. Provide detailed greenway outlet design that manages energy dissipation and

geotechnical constraints that are both constructable and empathetic to the landscape.

vi. Assess and manage effects of all discharges to receiving drains and open water bodies (i.e., flood depth, flood duration, scour, erosion, capacity).

vii. Include a flood risk assessment with a model build report to confirm the detailed design.

viii. Include a cross section through Basin A showing the results of the groundwater assessment.

ix. Clarification that the stormwater management in Catchment A either uses soakage disposal or piped network.

x. Use soakage trenches where minimum clearance between groundwater levels is achieved and a piped reticulation system where minimum clearance is not achieved.

c. Operation and maintenance procedures for the stormwater network, including the frequency of these procedures, and confirmation that a hydrogeologist has reviewed the operation and maintenance procedures.

d. Monitoring methods for the stormwater network and receiving environment.

e. Inspection checklists for all aspects and elements of the stormwater network.

f. Inspection record keeping and processes to report SMP activities to the Council.

g. Details of who will be responsible for overseeing the SMP, including for the first five (5) years of the operation of the stormwater management system.

h. The process for the ongoing review and amendment of the SMP to maintain its effectiveness.

58. Stormwater must generally be managed as follows:

a. In accordance with the certified SMP.

b. Natural overland flow paths (OLFPs) and watercourse locations must be maintained.

c. Existing drains and culverts must be maintained (where appropriate).

d. Any secondary OLFP and ponding areas must:

i. Be shown on the engineering plans.

ii. Provide for 1% AEP storm events.

iii. Designed in accordance with the RITS to accommodate the rainfall runoff in excess of the stormwater system capacity and to have been demonstrated not to exacerbate adverse flood effects (upstream or downstream) within the site and beyond.

e. The alteration of the ground or building of any structure within an OLFP (natural or secondary)

that will obstruct the flow of stormwater will be prohibited.

f. Identify and retain any upstream OLFP and/or watercourses to avoid any upstream flooding.

g. Ensure OLFPs are accommodated (natural) or designed (secondary), where possible, within the road reserve and discharged into watercourses and detention devices (where storm events exceed 10% AEP).

h. Only inert roofing materials are permitted.

i. Roof and driveway runoff must be directed to on-lot catchpits (with sumps) for pre-treatment before disposal into a roadside soakage trench. Stormwater surpassing the 10% AEP storm

event must be held, in the first instance, in on-lot stormwater tanks. Volumes in excess of tank capacity must be diverted into the downstream basin via the road carriageway.

j. Initial road runoff volume (WQV) is treated via roadside raingardens. The raingardens are integrated with the roadside soakage trench combined to cater for up to a 10% AEP storm event. Flows exceeding soakage capacity must get discharged (via roads) to the downstream stormwater basins. Except that, in the northern most portion of the Site, stormwater runoff will be piped.

*Advice note: See Maven plan "Proposed SW **Basin Catchment Overview** ~~Catchment~~ Plan" (Ref: C401, Rev A, dated **November** ~~December~~ 2025).*

k. Stormwater Basin A – a dry basin – must provide soakage, storage and attenuation for Catchment A for up to the 100 year ARI rainfall event, including climate change, to ensure that stormwater runoff either soaks to ground or is released at no more than 80% of pre-development peak flows into the downstream environment from this basin.

l. Stormwater Basin B – a dry basin – must provide for storage and attenuation (to no more than 80% of pre-development flows), as well as conveyance of excess flows to the greenway.

m. Stormwater Basins C and D – wetlands – must provide for treatment, storage and attenuation (to no more than 80% of pre-development flows) for Catchments C and D respectively.

n. The greenway must be designed to have capacity to convey stormwater from a 1% AEP storm event (less the 10% AEP stormwater which must go to roadside soakage) to the Waitoa River via a rip rap swale.

59. That, except if an alternative is approved by the Council, the following stormwater infrastructure requirements are met:

a. Stages 1 and 2 collectively form Catchment A and must be serviced by Stormwater Basin A. Stormwater Basin A must be constructed during Stage 1. Stormwater conveyed in Stages 1 and 2 through the road network must be discharged to Stormwater Basin A at the lowest points in Roads 1 and 9.

Advice note: See Maven plan "Proposed Stormwater Basin Catchment Plan A" (Ref: C420-1, Rev C, dated May 2025).

b. Stages 3 – 6 collectively form Catchment B and must be serviced by Stormwater Basin B and the greenway. Stormwater Basin B and the greenway must be constructed during Stage 3.

Specifically:

i. Stormwater conveyed in Stage 3 through the road network must be discharged to Stormwater Basin B at the lowest point in Road 14.

ii. Stormwater conveyed in Stage 4 through the road network must be discharged to Stormwater Basin B at the lowest point in Road 7. However:

A. Until Stage 5 is completed, Stage 4 stormwater from events greater than a 10% AEP is to be discharged to Stormwater Basin B via a temporary swale in Road 7.

iii. Stormwater conveyed in Stage 5 through the road network must be discharged to Stormwater Basin B at the lowest point in Road 7.

Advice note: See Maven plan "Proposed Stormwater Basin Catchment Plan B" (Ref: C420-2, Rev C, dated May 2025).

Advice note: Because Condition [14(a)] requires the sequencing of subdivision stages, any stormwater infrastructure in Stage 5 servicing Stage 6 will be completed prior to, or concurrently with, the construction of Stage 6.

c. Stage 7 forms Catchment C and must be serviced by Stormwater Basin C. Stormwater Basin C must be constructed during Stage 7. Stormwater conveyed in Stage 7 through the road network must be discharged to Stormwater Basin C at the lowest point in Road 4.

*Advice note: See Maven plan "Proposed Stormwater Basin Catchment Plan C" (Ref: C420-3, Rev C, dated ~~May~~ **November** 2025).*

d. Stage 8 forms Catchment D and must be serviced by Stormwater Basin D. Stormwater Basin D must be constructed during Stage 8. Stormwater conveyed in Stage 8 through the road network must be discharged to Stormwater Basin D at the lowest point in Road 1.

*Advice note: See Maven plan "Proposed Stormwater Basin Catchment Plan D" (Ref: C420-4, Rev C, dated **November** 2025).*

Greenway – stormwater function

60. The greenway must generally be constructed in accordance with the application documents in Appendix [1] and/or as otherwise required by the SMP.

Advice note: See Maven plans:

- *"Proposed Stormwater Greenway Overview" (Ref:C490, Rev D, dated ~~July~~ **October** 2025)*
- *"Proposed Stormwater Greenway Plan" (Ref:C490-1, Rev E, dated ~~July~~ **November** 2025)*
- *"Proposed Stormwater Greenway Plan" (Ref:C490-2, Rev C, dated June 2025)*
- *"Proposed Stormwater Greenway Plan" (Ref:C490-3, Rev C, dated June 2025)*
- *"Proposed Stormwater Greenway Plan" (Ref:C490-4, Rev **D** ~~C~~, dated **October** ~~June~~ 2025)*
- *"Proposed Greenway Cross Sections" (Ref:C490-10, Rev A, dated April 2025)*

- *"Proposed Greenway Cross Sections" (Ref:C490-11, Rev A, dated April 2025)*
- *"Proposed Greenway Cross Sections" (Ref:C490-12, Rev A, dated April 2025)*
- *"Proposed Greenway Cross Sections" (Ref:C490-13, Rev A, dated April 2025)*
- *"Proposed Greenway Cross Sections" (Ref:C490-14, Rev A, dated April 2025)*
- *"Proposed Greenway Cross Sections" (Ref:C490-15, Rev A, dated April 2025)*
- *"Proposed Greenway Cross Sections" (Ref:C490-16, Rev A, dated April 2025)*
- *"Proposed Greenway Details" (Ref:C490-17, Rev A, dated April 2025)*
- *"Proposed Channel Plan with Ecology Shown" (Ref: C152, Rev **B** ~~A~~, dated **December** ~~November~~ 2025)*
- *"Proposed Channel Armouring Detail" (Ref 152-1, Rev B, dated **December** ~~November~~ 2025)*
- *"Proposed Wingwall Outlet Details" (Ref: 152-2, Rev A, dated December 2025)*

61. Prior to construction of the dam (connecting the greenway to the Waitoa River), the Consent Holder must submit to the Council a detailed design prepared and certified by a SQEP. The design must meet all relevant requirements, including the Ministry for the Environment's Dam Safety Guidelines, and demonstrate that the dam is safe, fit for purpose, and appropriate for long-term performance. Although building consent is not required under the Building Act 2004, written acceptance of the structure's design is required from the Council (as the future asset owner) prior to construction.

Wastewater

62. Wastewater must generally be managed as follows:

    a. Reticulation of wastewater to the public wastewater system must be achieved via new and upgraded infrastructure.

63. That the following wastewater infrastructure requirements are met (unless an alternative solution is approved by the Council):

    a. Stage 1 is serviced by a gravity reticulation network which must connect into existing wastewater manhole 20230419105331 located inside the northeastern corner of the Stage 1 boundary.

    b. Stage 2 is serviced by a gravity reticulation network (or alternative approved by the Council) which must be extended to a new manhole that must be connected to the existing line 20230419113654 located in Peakedale Drive.

    c. Wastewater from Stages 1 and 2 must be conveyed to the existing Peakedale wastewater pump station 20080213160306.

    d. A new central wastewater pump station must be constructed during Stage 3. Wastewater must be pumped from the central pump station via a rising main through the Site to the east following the road network and passing through the proposed 'Pippins' development area, along Haig Street, out to Firth Street (or alternative route as approved by the Council), under the railway out to SH27 and then head north, where it will terminate at a new discharge manhole on Burwood Road. From here, a new 225mm uPVC gravity reticulation line must

extend along Burwood Road, heading northeast before connecting into the existing wastewater manhole MH300028 on Burwood Road.

e. Stages 3 – 6 must connect to the central pump station by a gravity reticulation network.

f. A new northern wastewater pump station must be constructed during Stage 7 within Stage 8. Wastewater from the northern wastewater pump station must be pumped to the upstream manhole in Stage 5, Road 1.

g. Stages 7 and 8 must connect to the northern pump station by a gravity reticulation network.

Advice note: See Maven plans "Proposed Wastewater Drainage Plan" (Ref: C500 – C500-10, Rev E, dated November 2025 and C500-11 – C500-18, Rev C, dated November 2025 and C520-1 – C520-24, Rev D, dated November 2025).

Waste Water Pump Stations

64. That the following wastewater pump station requirements are met (unless an alternative solution is approved by the Council):

a. The Peakedale wastewater pump station 20080213160306 must be upgraded (at the Consent Holder's expense) to provide an additional 20m³ of underground wastewater storage to service 100 lots in Stages 1 and 2. The upgrade must occur prior to the Records of Title being issued for any Stage 1 lots.

b. The new central and northern pump stations must be provided with emergency storage tanks to store wastewater in the event of pump failure. A minimum 9-hour emergency storage based on average daily flow must be provided, prior to emergency overflow occurring, in accordance with RITS. This equates to a total volume of 74m^3 (for each pump station) which must be stored across the wet well, additional ancillary storage chambers, and pipelines including the upstream network. The ancillary storage chambers must be connected to the collection manhole via pipes which must be laid at a gradient of 1% towards the manhole to allow self-draining.

c. The new pump stations must be provided with a DN50 PE rider main from the 63mm OD water main in the adjacent roads (Roads 1 and 14). They must provide the water supply required to wash down the new pump stations.

d. The new pump stations must be provided a point of connection for power from the reticulated power network in the adjacent roads (Roads 1 and 14).

e. The new pump stations must be elevated from the ground and situated away from the overland flow paths and flood plains. Lid levels must be a minimum of 150 mm above adjacent ground levels.

f. The electrical and telemetry requirements for the new pump stations must be confirmed with the Council. The alarm and operational data control system must be installed by the Consent Holder, or by the Council at the Consent Holder's cost.

Advice note: as shown on the following Maven plans:

- *"Proposed Wastewater Pump Stations Overview Plan" (Ref: C530, Rev D, dated November 2025)*

- *"Proposed Central Wastewater Pump Station Layout Plan" (Ref: C530-1, Rev D, dated November 2025)*
- *"Proposed Central Wastewater Pump Typical Cross Section" (Ref: C530-2, Rev D, dated November 2025)*
- *"Proposed Central Wastewater Pump Typical Sections" (Ref: C530-3, Rev D, dated November 2025)*
- *"Proposed Northern Wastewater Pump Station Layout Plan" (Ref: C535-1, Rev D, dated November 2025)*
- *"Proposed Northern Wastewater Pump Typical Cross Section" (Ref: C535-2, Rev D, dated November 2025)*
- *"Proposed Northern Wastewater Pump Typical Cross Sections" (Ref: C535-3, Rev D, dated November 2025)*
- *"Proposed WWPS Rising Main Overview Plan" (Ref: C540, Rev E, dated November 2025)*
- *"Proposed WWPS Rising Main Long sections" (Ref: C540-1 – C540-6, Rev E, dated November 2025)*

Water

65. Prior to lodging engineering plans for each of Stages 3 – 8 (or any sub-stages thereof), the Consent Holder must submit a report to the Council confirming:

    a. Whether actual water demand is consistent with the *"Ashbourne Development - Water Supply Modelling Assessment, 28 May 2025"* (Council Document #20250528); and

    b. Whether upgrades are required to the wider public water network (including outside of the subject site) to meet RITS and DM 2010 standards.

66. If upgrades are required, all costs will be met be the Consent Holder and must be detailed in the engineering plans lodged for engineering plan approval for each of Stages 3 – 8 (or any sub-stages thereof).

67. Water must generally be managed as follows:

    a. All water services must comply with the DM 2010 that sets out design and construction standards for water reticulation, potable water supply and firefighting supply in accordance with SNZPAS 4509:2008 (NZ Fire Service Fire Fighting Water Supply Code of Practice).

    b. That the implemented reticulation network consists of DN250 PE and DN125 PE mains servicing Road 1 with sluice valves and hydrants located at appropriate locations throughout. That DN63 PE and DN125 PE mains be installed to supply the balance of roads (Roads 2 to 16).

68. That the following water infrastructure requirements are met (unless an alternative solution is approved by the Council):

    a. During Stage 1, the existing municipal water supply network must be extended from the end of

Peakedale Drive into Stage 1. A new connection to the existing 200mm PVC line must be installed at existing valve 20230417141330 to provide the mains pressure for the Stage 1 water supply network (see firefighting requirements in Conditions [69] and [70]).

b. During Stage 2, the water supply network must be extended from Stage 1 into Stage 2. Pipe upgrades along Peakedale Drive must be undertaken prior to Stage 2 Records of Title being issued (pursuant to Subdivision Consent 101.2025.13180).

c. During Stage 3, the water supply network must be extended from Stage 2 into Stage 3 with suitable pipe upgrades to satisfy development demands, including a booster pump station installed on Lot 4002 within Stage 1.

d. During Stage 4, the water supply network must be extended from Stage 3 into Stage 4 with suitable pipe upgrades to satisfy development demands.

e. During Stage 5, the water supply network must be extended from Stage 4 into Stage 5 with suitable pipe upgrades to satisfy development demands.

f. During Stage 6, the water supply network must be extended from Stage 5 into Stage 6 with suitable pipe upgrades to satisfy development demands.

g. During Stage 7, the water supply network must be extended from Stage 5 into Stage 7 with suitable pipe upgrades to satisfy development demands.

h. During Stage 8, the water supply network must be extended from Stage 7 through to the end of the spine road in Stage 8 with suitable pipe upgrades to satisfy development demands.

Advice note: See Maven plans "Proposed Water Supply Plans" (Ref: C600, C600-1, C600-3, C600-4, C600-5 and C600-9, Rev E, dated November 2025; C600-2, C600-6, C600-7, C600-8, C600-10, C600-11, C600-12 and C650-4, Rev D, dated November 2025; C600-13, C600-14, C600-16, C600-17, C600-18, C600-19, C650-1, C650-2, C650-3 and C680-20, Rev C, dated November 2025; C600-15, Rev B, dated June 2025; and C680-21, Rev A, dated June 2025.

Firefighting Supply

69. The minimum firefighting water supply classification for development in the residential area is FW2 and in the commercial area is FW3.

70. The following firefighting infrastructure requirements must be met for all residential areas:

a. A primary water flow of 12.5 litres/sec within a radial distance of 135m.

b. An additional secondary flow of 12.5 litres/sec within a radial distance of 270m.

c. The required flow can be achieved from a maximum of one or two hydrants operating simultaneously.

d. A minimum running pressure of 100kPa.

Transport network

71. The Consent Holder must contribute to the cost of **reserve reclassification and, if required,** designating the Firth Street connection. The contribution will be determined through the PDA process.

72. Prior to commencing construction on the Site (including Site enabling works), the Consent Holder must construct a temporary haul road to Station Road. The temporary haul road will be used by all construction traffic.

73. The Consent Holder must complete the following external transport network upgrades to accommodate the development of the Site:

Stage	Required network upgrades	ITA
Stages 1 (53 lots)	a. Continuous footpath network to Station Road (via Jellicoe Road). b. Provision of pram crossing and footpath connections from existing Jellicoe Road footpath to existing Hampton Terrace footpath.	No
Stage 2 (68 lots)	No requirements.	No
Stage 3 (62 lots)	**No requirements** a. ~~As identified by the stage specific ITA, further network upgrades (such as traffic calming, pedestrian crossing improvements, no-stopping restrictions, changes to intersection form/ priority, pavements, parking provisions, etc.) on the following routes and intersections:~~ ~~i. State Highway 27/Station Road~~ ~~ii. State Highway 27/Jellicoe Road~~ ~~iii. Station Road/Hampton Terrace~~ ~~iv. Jellicoe Road/Hampton Terrace~~ ~~v. Archford Street/Hampton Terrace~~ ~~vi. Archford Street/Peakedale Drive~~ ~~vii. Station Road/Smith Street~~ ~~viii. Station Road~~ ~~ix. Smith Street~~ x. ~~Jellicoe Road~~	No

Stage 4 (55 lots)	a. A formed connection to Station Road must be completed (unless a road connection to Firth Street has been completed). b. If a formed connection to Station Road is provided, then Station Road will be urbanised to collector road standard (consistent with the DM 2010 for collector roads) along the southern side (only) from where these facilities end (at approximately 86 Station Road) to Road 1. The upgrade must include: i. A right hand turning bay from Station Road into Road 1. ii. A 3m wide (where possible) sealed shared path from the Road 1/Station Road intersection to the existing footpath. iii. A pedestrian refuge island on Station Road (just east of Sheffield St) providing access across Station Road for pedestrians walking to/from Smith St. c. As identified by the stage-specific ITA, further network upgrades (such as traffic calming, pedestrian crossing improvements, no-stopping restrictions, changes to intersection form/ priority, pavements, parking provisions, etc.) on the following routes and intersections: i. State Highway 27/Station Road ii. State Highway 27/Jellicoe Road iii. Station Road/Hampton Terrace iv. Jellicoe Road/Hampton Terrace v. Archford Street/Hampton Terrace vi. Archford Street/Peakedale Drive vii. Station Road/Smith Street viii. Station Road ix. Smith Street x. Jellicoe Road	Yes
Stage 5 (53 lots)	a. As determined by the stage-specific ITA, further network upgrades (such as traffic calming, pedestrian crossing improvements, no-stopping restrictions, changes to intersection form/ priority, pavements, parking provisions, etc.) on the following routes and intersections:	Yes

	i. State Highway 27/Station Road ii. State Highway 27/Jellicoe Road iii. Station Road/Hampton Terrace iv. Jellicoe Road/Hampton Terrace v. Archford Street/Hampton Terrace vi. Archford Street/Peakedale Drive vii. Station Road/Smith Street viii. Station Road ix. Smith Street x. Jellicoe Road	

Stage 6 (33 lots)	a. ~~As determined by the stage-specific ITA, further network upgrades (such as traffic calming, pedestrian crossing improvements, no-stopping restrictions, changes to intersection form/ priority, pavements, parking provisions, etc.) on the following routes and intersections:~~ ~~i. State Highway 27/Station Road~~ ~~ii. State Highway 27/Jellicoe Road~~ ~~iii. Station Road/Hampton Terrace~~ ~~iv. Jellicoe Road/Hampton Terrace~~ ~~v. Archford Street/Hampton Terrace~~ ~~vi. Archford Street/Peakedale Drive~~ ~~vii. Station Road/Smith Street~~ ~~viii. Station Road~~ ~~ix. Smith Street~~ x. ~~Jellicoe Road~~ **No requirements**	No
Stage 7 (54 lots)	~~a. As determined by the stage-specific ITA, further network upgrades (such as traffic calming, pedestrian crossing improvements, no-stopping restrictions, changes to intersection form/ priority, pavements, parking provisions, etc.) on the following routes and intersections:~~ ~~i. State Highway 27/Station Road~~ ~~ii. State Highway 27/Jellicoe Road~~ ~~iii. Station Road/Hampton Terrace~~ ~~iv. Jellicoe Road/Hampton Terrace~~ ~~v. Archford Street/Hampton Terrace~~ ~~vi. Archford Street/Peakedale Drive~~ ~~vii. Station Road/Smith Street~~ ~~viii. Station Road~~ ~~ix. Smith Street~~ x. ~~Jellicoe Road~~ **No requirements**	No
Stage 8 (52 lots)	a. If not completed at Stage 4, a formed connection to Station Road must be completed. b. In addition (if not completed at Stage 4), Station Road will be urbanised to collector road standard (consistent with the DM 2010 for collector roads) along the southern side (only) from where these facilities end (at approximately 86 Station Road) to Road 1. The upgrade must include:	Yes

	i. A right-hand turning bay from Station Road into Road 1. ii. A 3m-wide (where possible) sealed shared path from the Road 1/Station Road intersection to the existing footpath. iii. A pedestrian refuge island on Station Road (just east of Sheffield St) providing access across Station Road for pedestrians walking to/from Smith St. c. As determined by the stage-specific ITA, further network upgrades (such as traffic calming, pedestrian crossing improvements, no-stopping restrictions, changes to intersection form/ priority, pavements, parking provisions, etc.) on the following routes and intersections: i. State Highway 27/Station Road ii. State Highway 27/Jellicoe Road iii. Station Road/Hampton Terrace iv. Jellicoe Road/Hampton Terrace v. Archford Street/Hampton Terrace vi. Archford Street/Peakedale Drive vii. Station Road/Smith Street viii. Station Road ix. Smith Street x. Jellicoe Road	

74. All required network upgrades must be installed prior to a Section 224(c) certificate being issued by the Council (pursuant to 101.2025.13180) for the stage or sub-stage.

75. That the following transport infrastructure requirements are met:

a. With respect to Chestnut Lane (where it connects to Station Road), the Consent Holder must EITHER:

i. Upgrade Chestnut Lane (off Station Road and currently held in Record of Title Lot 3 Deposited Plan 404835) and combine with Road 1 and provide vehicle crossings to #135, #129A and #129B Station Road, including vehicle crossings to tie in with the existing driveways.

OR

ii. If Road 1 is not combined with Chestnut Lane (off Station Road) realign the intersection of Road 1 with Station Road to achieve compliance with the DM 2010.

b. Construct a pedestrian refuge island on the Road 1 approach to the Road 1/Station Road intersection to manage the speed of turning vehicles and improve safety for pedestrians.

c. Provide a 3m wide shared path on one side of Road 1 and a 1.5m pedestrian path on the other side of Road 1.

d. Provide roundabouts and pedestrian facilities at the following intersections:

i. Road 1/Road 13/Peakedale Drive;

ii. Road 1/Road 10 (to access the commercial node and address insufficient sight distance);

iii. Road 1/Road 3;

iv. Road 1/Road 2 (south) or alternatively realign the western portion of Road 2 to avoid a crossroads intersection); and

v. Road 1/Road 9.

e. Subject to a traffic safety assessment of the interaction between the commercial node access points and the Road 10/Road 14 intersection, provide a roundabout and pedestrian facilities at the Road 10/Road 14 intersection.

f. Provide pedestrian crossing facilities (e.g. kerb build-outs and/or refuge islands) along Road 1 to safely provide for pedestrian movements, for example, at the Road 1/Road 10 and Road 1/Road 7 intersections adjacent to the commercial node.

g. Amend the design of all internal roads on the Site to provide 0.2 on-street parking spaces per dwelling.

h. Identify where no-stopping restrictions are required along curves to maintain two-way traffic.

i. In the jointly-owned access lots (JOALs), provide vehicle calming measures, for example chicanes, variations in surface finish or texture or speed limits (20km/hr or less).

76. The Consent Holder must not construct any vehicle, cycle or pedestrian link to Eldonwood Drive or Highgrove Avenue.

77. The Consent Holder must complete a Safe System Audit at the detailed design stage for each stage and submit the Safe System Audit to the Council. The Safe System Audit must be undertaken in accordance with the procedures set down in the "Waka Kotahi NZ Transport Agency Safe System Audit Guidelines" (October 2022). The detailed design Safe System Audit must separate out the decision tracking between designer, developer, and the relevant Council roles (as safety engineer and road controlling authority). The detailed design must be amended until the concerns have been addressed to the satisfaction of the Council as road controlling authority. The completed Safe System Audit must be submitted with the detailed design engineering drawings accompanied by a statement explaining why any remaining safety concerns have not been addressed.

Landscaping, including the greenway

78. Landscaping (to be vested), **and the JOALS (not to be vested)** must be provided as follows:

a. In general accordance with the relevant lanbedscape plans prepared by a SQEP, which will:

i. Show all planting including details of intended species, location, plant sizes at time of planting and likely heights on maturity, tree pit specifications, the overall material palette, location of street lights and other service access points.

ii. Ensure that selected species can maintain appropriate separation distances from paths, roads, street lights and vehicle crossings in general accordance with the RITS.

iii. Show slopes within the reserves.

iv. Include planting methodology.

v. Include all hard asset/park furniture/fixtures.

vi. An annotated pavement plan and related specifications, detailing site levels and the

materiality and colour of all hard surfacing.

vii. Include all lighting details within the streets and greenway.

viii. Include hard landscaping details for JOALs.

ix. Identify existing plants to be retained.

x. Specifically for the greenway design:

A. Provide evidence that engagement with DOC has occurred, including evidence that any concerns raised by DOC have been addressed or provide reasons why they have not been addressed.

B. Incorporate measures to enhance biodiversity, ecological connectivity, habitat condition and cultural opportunities, including a range of native plant and tree species that support insects, birds and pekapeka and mahinga kai opportunities. Larger trees must consider rākau whakapapa (genealogical trees).

C. Incorporate measures to avoid, remedy or mitigate adverse effects on any Threatened or At-Risk indigenous species that may use the Site.

D. Include eco-sourcing requirements.

E. Include replacement planting in and around the oxbow and pasture wetlands where unavoidable damage occurs.

Advice note: In respect of E above, replace/offset means a one for one replacement of any plant or tree (excluding groundcover like grass) to be located within the immediate vicinity of the works.

b. **Prior to implementation, a Landscape Management Plan must be prepared and certified in accordance with Conditions [24] to [31]) and must include:**

i. **the landscape plans referred to in Clause a above; and:**

ii. **a Landscape Maintenance Plan (LandMP) which sets out the management and maintenance measures for both the hard and soft landscaping included in the landscaping design of public spaces.**

~~The landscape plans must be accompanied by a Landscape Maintenance Plan (LandMP) (prepared and certified in accordance with Conditions [24] to [31]) which sets out the management and maintenance measures for both the hard and soft landscaping included in the landscaping design of public spaces.~~

Advice note: See Greenwood plans:

- *"Streetscape Landscape Plans" (Ref: 2149-08 – 2149-13, Issue S53, dated December 2025)*
- *"Typical Road Cross Section" (Ref: 2149-14, Issue S53, dated December 2025)*
- *"Typical Cross Sections A-A and B-B" (Ref: 2149-15, Issue S53, dated December 2025)*

- *"Streetscape Soft and Hard Palette 1 and 02" (Ref: 2149-16 and 2149-17, Issue S53, dated December 2025)*
- *"Open Space Plan" (Ref: 2149-19 and 2149-20, Issue S53, dated December 2025)*
- *Greenwood plans "Greenway Plans 01 – 05" (Ref: 2149-23 – 2149-27, Issue RC, dated October 2025)*
- *Greenwood plan "Typical Greenway Section" (Ref: 2149-28, Issue S53, dated December 2025)*
- *Greenwood plan "Greenway Soft Palette 01 – 03" (Ref: 2140-29 – 2149-31, Issue S53, dated December 2025)*

Construction Conditions

Pre-Start Requirements

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

80. The following pre-start requirements must take place for each stage of development:

    a. With respect to cultural finds, the Consent Holder must, at least twenty (20) working days prior to commencement of each stage of earthworks (identified in the EMP), give written notice to:

        i. Representatives from Ngāti Hauā, Ngāti Hinerangi, and Raukawa to enable them to:

            A. Clarify with the contractor the accidental discovery protocol (ADP) (set out in Condition [81]).

            B. Provide the names and contact details of their representatives who are to be contacted for cultural advice and guidance in the event of a discovery of any buried archaeological deposits found during the project.

            C. Arrange for the inspection/s (should they so desire) of the area (before and during construction works).

        ii. The Project Archaeologist (if required) of the planned works and the site representatives and contractors details.

    b. At least ten (10) working days prior to commencement of construction on Site, the Consent Holder must provide to the Council:

        i. An invitation to attend a pre-start meeting.

        ii. The name and contact details of the Site Manager and contractor.

iii. The planned date, staging, and duration of construction.

c. The Consent Holder must, at least ten (10) working days prior to the commencement of construction, invite a representative(s) of Ngāti Hinerangi, Raukawa, and Ngāti Hauā to:

i. Attend the pre-start meeting.

ii. Provide a karakia prior to the commencement of Site works.

iii. Undertake a cultural induction for key Site personnel.

iv. Monitor earthworks. If the invitation to monitor earthworks is accepted, the Consent Holder must ensure that the monitoring officer is provided with all bulk earthworks timetabling.

d. Prior to the commencement of activities on Site, the Consent Holder must hold a pre-start meeting that:

i. Is located on the subject Site.

ii. Is scheduled not less than five (5) working days prior to the commencement of activities.

iii. Includes:

A. Representatives of the contractor/s who must undertake operations on Site.

B. All technical specialists who need to be present on Site during the works to manage/monitor works (e.g. engineer/s, ecologist, etc).

Accidental Discovery Protocol (ADP)

81. In the event that any archaeological Sites, remains, artefacts, taonga (Maaori artefacts) or kōiwi are unearthed, dislodged, uncovered or otherwise found or discovered during the earthworks ('the discovery'), the Consent Holder must implement an ADP which must consist of the following actions:

a. Cease works immediately in all parts of the Site affected by the discovery.

b. Advise Ngāti Hinerangi, Raukawa, Ngāti Hauā, and Waikato-Tainui and Council within one (1) day of the discovery.

c. Arrange for a SQEP archaeologist to attend Site to confirm if the material is archaeological in nature or involves kōiwi.

d. Contact the NZ Police, Coroner and HNZPH as appropriate.

e. Undertake specific preservation measures to address any discovery that includes water-logged or wet archaeological materials.

f. Not recommence works in the parts of the project Site affected by the discovery until all necessary statutory authorisations or consents have been obtained.

Complaints

82. That if any complaints are received by the Consent Holder regarding the works authorised by this consent, the Consent Holder must record the following details in a Complaints Log:

    a. Date, time and type of complaint, including details of the incident, e.g. duration, any effects noted.

    b. Name, address and contact phone number of the complainant (if provided).

    c. Location from which the complaint arose.

    d. The weather conditions and wind direction at the time of any dust or noise complaint.

    e. The likely cause of the complaint.

    f. The response of the Consent Holder including any corrective action undertaken by the Consent Holder.

    g. Future actions proposed as a result of the complaint so as to avoid reoccurrence.

83. The Consent Holder must notify the Council of any complaint received that relates to the activities authorised by this resource consent as soon as reasonably practicable and no longer than two (2) working days after receiving the complaint.

84. The Consent Holder must respond to any complainant as soon as is reasonably practicable and, within five (5) working days, advise the Council and the complainant of the outcome of the Consent Holder's investigation and all measures taken, or proposed to be taken, to respond to the complaint.

Earthworks

85. Prior to bulk earthworks commencing in any stage of development, the Consent Holder must submit to the Council a certificate signed by a SQEP confirming that the erosion and sediment controls have been constructed in accordance with the ESCMP. The certification of these measures must be submitted to Council within five (5) working days of completion of construction of those measures. Information to be supplied, if applicable, must include:

    a. Contributing catchment area.

    b. Retention volume of structure (dead storage and live storage measured to the top of the primary spillway).

    c. Shape and dimensions of structure.

    d. Position of inlets/outlets.

    e. Stabilisation of the structure.

    Advice Note: An example template and the information required for the As-Built Certification Statements can be found on the Waikato Regional Council website.

86. Earthworks must not be carried out between 1 May and 30 September in any year unless the prior written agreement of the Council has been obtained.

87. All bare areas of land and fill must be either sealed or covered with aggregate or topsoiled and

established with a grass mixture to achieve an 80% ground cover within one month of the completion of earthworks.

88. The Consent Holder must ensure that all vehicle movements associated with the activities authorised under this resource consent do not track dirt and loose material from the vehicle entrance onto the road carriageway. Any material which may inadvertently deposit on the road must be washed or swept clear of the road carriageway as soon as practicable.

89. Progress reports on earthworks must be provided every month (on the 1st of the month for the duration of the works) to the Council by a Chartered Professional Engineer experienced in Geotechnical (Soils) and Civil Engineering with Professional Indemnity Insurance.

Advice Note: Professional indemnity insurance may be held by the individual, the company owned by that individual, or the employing company of the individual. Council may request a copy of a certificate of insurance as evidence of Professional Indemnity Insurance.

90. Stockpiles must be at least 30m from any Site boundary.

Retention of Trees

91. The Consent Holder must take all reasonable measures to ensure that existing trees identified in the landscape drawings referenced in Appendix [1], as being recommended for retention, are protected from damage during construction.

Noise and Vibration

92. The operation of chainsaws and stump grinders within 50m of the façade of a dwelling and wood chipping within 70m of the façade of a dwelling must only take place between 08:30 and 17:00, Monday to Friday.

93. Before earthworks, civil works or tree works begin at any point within 25m of the façade of a dwelling, temporary acoustic barriers must be constructed on or within the Site boundary to block line of sight from the area of the works to the façade of the dwelling. The barriers must be no less than 2.4m in height and must remain in place until these works are outside of the 25m setback distance. Temporary barriers are not required where the CNVMP demonstrates that compliance with the noise limits in this consent can be achieved by other methods.

Advice note: There are no existing dwellings that are currently within the setback distance of 25m. This condition must apply to any new dwellings that are constructed within 25m of the earthworks.

Post-Construction Conditions

Geotechnical certification

94. At the completion of each stage of earthworks, a Geotechnical Completion Report (GCR) prepared by a SQEP must be provided to the Council to confirm the suitability of the Site for the intended development. The GCR must include details of (but is not limited to):

    a. Earthworks operations (e.g. excavations, filling works, replacement of unsuitable materials, etc.).

    b. Retaining wall and reinforced earth slope construction.

c. Settlement monitoring.

d. Testing.

e. Inspections.

95. The GCR must also provide proof that soil expansivity, foundation design parameters, and settlement criteria defined in the SMP have been met. The GCR must be provided to the satisfaction of the Council.

Contamination certification

96. After completing any necessary remedial activities, a Site Validation Report (SVR) is to be completed to demonstrate the remediation targets set out in the CSMP have been achieved and that the Site is suitable for the intended use. The SVR is to be submitted to the Council as soon as practicable, and no later than twenty (20) working days, after remedial validation is completed.

97. A Works Completion Report (WCR) is to be provided within two (2) months of soil disturbance works being completed to confirm that the methods outlined in the CSMP were enforced for the period of the soil disturbance works, and that the measures were successful in ensuring the potential risks were adequately managed.

98. Receipts for transportation of the contaminated material must be included in either the SVR or WCR.

Roading

99. The Consent Holder must complete a Safe System Audit following the construction of each stage and submit to the Council. The Safe System Audit must be undertaken in accordance with the procedures set down in the "Waka Kotahi NZ Transport Agency Safe System Audit Guidelines" (October 2022). The post construction Safe System Audit must separate out the decision tracking between designer, developer, and the relevant Council roles (as safety engineer and road controlling authority). Any concerns identified in the Safe System Audit must be addressed to the satisfaction of, and implemented within the timeframes agreed with, the Council as road controlling authority.

Infrastructure

100. That all water supply connections to Council's public mains must be installed by a contractor listed on the Council's "Approved Licence Contractors". Any service laterals may be installed by the Consent Holder's plumbing and drainage contractor.

101. That the reticulated water supply, wastewater and stormwater systems serving each Stage must be approved in writing by the Council to confirm compliance with the conditions of this resource consent prior to any discharges to the system and prior to the occupation of any dwelling within the Stage.

102. That installed water supply reticulation serving each Stage must be pressure tested and sterilised in accordance with Appendix C of NZS 4404:2010 and best industry practice. Written proof of pressure and sterilisation testing must be provided to the Council for approval prior to the occupation of any dwelling within the Stage.

Specific conditions for the residential activity

103. The Consent Holder must ensure that the size of all lots adjoining a Rural or Rural Residential Zone (outside the Site) are a minimum average of 1,500m^2 (net) with a minimum lot size of 1,200m^2 (net).

104. The development of buildings must generally comply with the Residential Design Guide (March 2026) (including the three design objectives), typology plans and drawings referenced in Appendix [1].

Advice note: See Maven plans:

- *"Proposed Land Use Consent Stage 1A" (Ref: C160-1A, Rev F, dated March 2026)*
- *"Proposed Land Use Consent Stage 1B" (Ref: C160-1B, Rev F, dated March 2026)*
- *"Proposed Land Use Consent Stage 1C" (Ref: C160-1C, Rev F, dated March 2026)*
- *"Proposed Land Use Consent Stage 2A" (Ref: C160-2A, Rev F, dated March 2026)*
- *"Proposed Land Use Consent Stage 2B" (Ref: C160-2B, Rev F, dated March 2026)*
- *"Proposed Land Use Consent Stage 2C" (Ref: C160-2C, Rev F, dated March 2026)*
- *"Proposed Land Use Consent Stage 3" (Ref: C160-3, Rev F, dated March 2026)*
- *"Proposed Land Use Consent Stage 4" (Ref: C160-4, Rev F, dated March 2026)*
- *"Proposed Land Use Consent Stage 5" (Ref: C160-5, Rev F, dated March 2026)*
- *"Proposed Land Use Consent Stage 6" (Ref: C160-6, Rev F, dated March 2026)*
- *"Proposed Land Use Consent Stage 7" (Ref: C160-7, Rev F, dated March 2026)*
- *"Proposed Land Use Consent Stage 8A" (Ref: C160-8A, Rev F, dated March 2026)*
- *"Proposed Land Use Consent Stage 8B" (Ref: C160-8B, Rev F, dated March 2026)*

105. In the context of Condition [104], "generally comply" allows a variance of built form that complies with the development controls set out in Condition [106].

Advice note: This will provide a reasonable approach to provide for variance in built form without the need to apply for a change of consent conditions (Section 127 of the RMA) subject to compliance with all other development control conditions of this resource consent.

Development Controls

106. All dwellings and associated buildings constructed on the residential lots must comply with the following:

	Control	**Lots less than 450m^2**	**Lots 450m^2 — 1200m^2**	**Lots over 1200m^2**
A	Density	Maximum one (1) dwelling per lot.		

B	Building coverage (maximum)	55% of net lot area.	45% of net lot area.	25% of net lot area.
C	Front yard (building) setback (minimum) For the purposes of this rule, a front yard setback is also required for any residential lot that obtains its access from a JOAL serving 5+ lots.	3m	5m, except that: i. On a corner site, one front yard may be reduced to 3m. ii. All lots accessed from a JOAL (regardless of size) require a 3m front yard setback.	
D	All other (building) setbacks	1.5m, except that: i. For Lots 30, 45 – 49, 81 – 83, 117, 118, 153 – 157, 234 – 240, 319 – 323, 325 – 331, **365** 381 – 391, 429 and 430, the rear boundary must be		

		8m. ii. For Lots 10, 44, 45, 324 and 389, the side boundary must be 4m. iii. **For Lots 84 – 91, 126 – 132, 184 – 216, 257 – 275, and 277 – 289,** ~~For Lots 84 – 91, 126 – 132, 184 – 216, 257 – 275, and 277 – 289~~, one side boundary setback may be reduced to 0m, provided that: a. A duplex typology (being two residential dwellings attached via a shared wall, including where the connection occurs through an attached garage) is constructed in conjunction with the adjoining lot; and b. The setback from the opposite side boundary is at least 2m; and c. Legal provision is made to enable access and ongoing maintenance; and d. The 0m setback occurs along a common/party wall.	
E	Garage doors	i. Garage doors must be set back a minimum 0.5m from the front building line of the dwelling. This control does not apply to the secondary frontage of a corner lot. ii. The width of a garage door must not extend to more than 50% of the width of the building. This control does not apply to the secondary frontage of a corner lot.	
F	Height (maximum)	8m except that: i. 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15 degrees or more.	
G	Height inrelation to boundary	3m + 45°. This does not apply to road frontages.	
H	Permeability – overall (minimum)	20% of net lot area.	30% of net lot area.

I	Permeability – front yard setback (minimum)	i. At least 50% of the area of the front setback must be landscaped. ii. At least one specimen tree in the front yard setback of each lot accessed by a JOAL.	
J	Outdoor living area	50m^2 and capable of containing a 4m diameter circle.	60m^2 and capable of containing a 6m diameter circle and free from any required landscape buffers.
K	Landscaping buffer (minimum)	i. For Lots 10, 30, 44 – 49, 81 – 83, 117, 118, 153 – 157, 234 – 240, 319 – 323, 324, 325 – 331,**365** 381 – 391, 429 and 430, a 4m landscaping buffer in the rear and / or side setback (whichever adjoins the Rural or Rural Residential Zoned property) is required. ii. The perimeter of the Site will be fenced at the reasonable cost of the Consent Holder/landowner. The design of the fence will be determined pursuant to the provisions of the Fencing Act 1978.	

L	Service area	$9m^2$ and with a minimum width of 1.5m	$10m^2$ and with a minimum width of 1.5m
M	Fences and walls along street and reserve boundaries.	i. The maximum height of a fence is 0.9m with a minimum 50% visual permeability, except that, where the outdoor living area is adjacent to a street or reserve boundary, the maximum fence height may be increased to 1.5m and with a minimum 50% visual permeability for no more than 50% of the street / reserve frontage. ii. The maximum height of a retaining wall along a street boundary is 1m.	
N	Fences and walls along other boundaries	i. The maximum height of a retaining wall is 1.5m ii. The maximum height of a fence is 2m. iii. Except that, fences erected on retaining walls must not exceed a height of 2.5m as measured from the finished ground level at the "toe" (bottom) of the retaining wall to the top (highest point) of the fence erected on the retaining wall.	

107. A minimum of two carparks for every unit must be provided. One car park may be included within a garage and carparks can be stacked.

108. The vehicle crossings for Lots 37, 84, 101, 102, 110,109, 188, 189, 190, 216, 200, 201, 228, 245, 256, 257, 350, 363, 349, 378, 406 and JOAL 3018 may be constructed with a separation distance less than 10m between vehicle crossings and intersections.

109. All retaining walls:

a. Must be specifically designed by an appropriately qualified and experienced engineer in accordance with accepted engineering practice to ensure adequate support including a reasonable allowance for surcharge loadings likely to occur during the life of the structure, with appropriate provision for drainage.

b. Must not be located within easements, unless those easements relate to the retaining wall.

110. The construction of dwellings on Lots 65 – 68 must occur no earlier than as part of Stage 3.

111. No less than 5% of dwellings constructed in the Site must be sold as 'affordable housing', where:

a. An affordable house is defined as having a sales price that can be afforded by a household with a mean income in the Matamata-Piako District requiring no more than 30% of gross household income for mortgage repayments.

b. The 5% target can be delivered on a pro rata basis for each stage of development with a +/- 50% contingency.

c. Starting from Stage 2, the Consent Holder will keep a record of dwelling sales and provide, at the conclusion of each stage or on request by the Council, evidence of compliance with Condition [111].

Advice note: This condition requires 5% of the total lots delivered. At the time of consent being granted this was 21 dwellings (of 430 lots).

Specific conditions for the commercial activity

112. All buildings and activities on Lot 1002 (or any subsequent Records of Title) must be in general accordance with the relevant documents in Appendix [1] and specifically include:

    a. A childcare and cafe adjacent to the east of the open space (Lot 1001 to vest as Local Purpose (Recreation) Reserve).

    b. A superette on the corner of Road 10 and Road 14.

    c. Vehicle access locations on Road 10 and Road 14.

    d. Pedestrian, cycling and car connectivity and infrastructure.

113. Other activities in Lot 1002 are limited to *medical facilities*, *commercial services* and *retailing* as defined by the District Plan, except that, hospitals and hospices are excluded.

    Advice note: See Awa Architects plans:

- *"Proposed site plan" (Ref: TP-101, Rev 1, dated April 2025)*
- *"Proposed bulk site plan" (Ref: TP102, Rev 1, dated April 2025)*
- *"Proposed site plan at level 0" (Ref: TP-103, Rev 1, dated April 2025)*
- *"Proposed parking layout" (Ref: TP-104, Rev 1, dated April 2025)*
- *"Childcare centre floor plan" (Ref: TP-200, Rev 1, dated April 2025)*
- *"Childcare centre roof plan" (Ref: TP-201, Rev 1, dated April 2025)*
- *"Childcare centre elevations" (Ref: TP-202, Rev 1, dated April 2025)*
- *"Café floor plans" (Ref:TP-205, Rev 1, dated April 2025)*
- *"Café elevations" (Ref: TP-206, Rev 1, dated April 2025)*
- *"Commercial A floor plans" (Ref: TP-210, Rev 1, dated April 2025)*
- *"Commercial A elevations" (Ref: TP-211, Rev 1, dated April 2025)*
- *"Commercial B floor plans" (Ref: TP-215, Rev 1, dated April 2025)*
- *"Commercial B elevations" (Ref: TP-216, Rev 1, dated April 2025)*
- *"Commercial C floor plans" (Ref: TP-220, Rev 1, dated April 2025)*
- *"Commercial C elevations" (Ref: TP-221, Rev 1, dated April 2025)*
- *"Commercial D floor plans" (Ref: TP-225, Rev 1, dated April 2025)*
- *"Commercial D elevations" (Ref: TP-226, Rev 1, dated April 2025)*

- *"Superette floor plans" (Ref: TP-230, Rev 1, dated April 2025)*

- *"Superette elevations" (Ref: TP-231, Rev 1, dated April 2025)*
- *"Proposed overall elevations" (Ref: TP-300, Rev 1, dated April 2025)*

114. All signage within Lot 1002 (or subsequent Records of Title) must comply with the signage requirements of the District Plan Plan **for the Business and Industrial Zones (Rule 3.9.1.8).**

115. The Consent Holder must engage a SQEP to prepare a Parking Management Plan (PMP) for certification by the Council. The PMP must be submitted to the Council twenty (20) working days prior to construction on the commercial node commencing. Preparation and certification of the PMP must be in accordance with the process set out in Conditions [24] to [31]. The PMP must address the following:

    a. The allocation of specific spaces for the childcare centre at peak pick-up / drop-off times (spaces closest to the childcare centre).

    b. Time limits on parking to discourage longer-term parking near the childcare centre.

    c. Dedicated staff parking away from the childcare centre, leaving the closest spaces available for parents.

    d. Rubbish collection outside of peak hours to reduce the risk of heavy vehicles manoeuvring at the same time as children.

    e. Delineated pedestrian paths and signage to emphasise user priority and reduce the risk of pedestrians crossing in other locations.

    f. Clear signage that warns drivers of the presence of children.

    g. Traffic calming to maintain a low speed environment.

    h. Acceptable planting to maintain good visibility at the vehicle crossings and within the carpark.

Engineering signoff

116. Prior to occupation, the Consent Holder must:

    a. Undertake a CCTV inspection, with accompanying log sheets, of all sewer and stormwater pipes including all manholes and connections greater than 100mm diameter and any individual sewer or stormwater lateral that is deeper than 3m and/or longer than 10m, in accordance with the RITS and the latest version of the *"NZ Pipe Inspection Manual"*. The CCTV inspection and log sheets must be forwarded to the Council. The following matters must also be addressed as part of and pursuant to the inspection:

        i. The CCTV USB submitted must be accompanied by a report from a SQEP detailing each separate pipeline surveyed highlighting any defects found, with a suggested remedy for the repair/elimination of defect/(s) found.

        ii. Any defects attributed to the activities approved by this consent must be repaired at the Consent Holder's expense.

    b. Submit comprehensive "As Built" Plans of the finished contours and all urban services in accordance with the RITS to the Council for certification, to demonstrate consistency with the approved Engineering Plans. The As-Built information shall include the following:

i. For finished surface contours of the development, .TIF or .AC files are preferred. Alternatively, .FLT files with associated .HDR files (containing metadata) will be accepted.

ii. For water, wastewater (WW) and stormwater (SW) services:

A. Separate A3 As Built" plans in .PDF format for each service.

B. Separate Points and Lines .SHP files for each service (six .SHP files in total) supplied as complete shapefile datasets including .SHP, .SHX, .DBF and .PRJ files.

C. The **.**DBF attribute data shall be consistent with the corresponding Excel As-Built spreadsheets.

D. Geometry types for points and lines shall be as specified in the general guidance below:

(a) Line Asset: SW (SW Pipes, SW Channels, SW Services), WW (WW Pipes, WW Services), and WS (WS Pipes, WS Services)

(b) Point Asset: SW (SW Manhole, SW Catchpit, SW Catchpit lead, SW Inlet, SW Outlet, SW Device, SW Subsoil, SW Soakage), WW (WW Manholes, WW Valves, WW Pump Station) and Water Supply (WS) (WS Hydrants, WS Meters, WS Valves).

E. Completed Excel spreadsheets from Appendix 1C of the RITS, matching the .DBF data within the supplied .SHP files.

F. All service nodes (including manholes, catch pits, hydrants, valves, light poles and similar assets) shall be provided with x and y co-ordinates in New Zealand Transverse Mercator (NZTM2000) format (to 9 digits, including 2 decimal places) and z coordinates in New Zealand Vertical Datum 2016 (NZVD2016) (to two decimal places), including manhole invert levels where applicable. Accuracy of coordinates must be for X, Y within +/-0.1m, Z within +/-0.01m.

c. Submit to the Council comprehensive Asset and Work Manager (AWM) (previously known as Roading Asset Maintenance Management (RAMM)) information, prepared by an AWM(RAMM) SQEP of all urban services which clearly indicate the location of the services. The information must be submitted to the Council in a spreadsheet format.

d. Provide the Council with all relevant RITS forms and checklists as well as the *"Contractor's Certificate on Completion of Land Development – Subdivision"* and *"Certification upon Completion of Land Development – Subdivision"*, on the Council's template, covering all infrastructure to be vested in the Council.

e. Provide the Council with the relevant RITS form in Appendix 2A: Schedule 2A (NZS 4404:2010) *"Statement of Professional Opinion on Suitability of Land for Building Consent"*.

f. Address (reinstate/repair) all damage, to at least the pre-construction standard, to the street footpath, stormwater kerb and channel, road carriageway formation, street berm and urban

services caused by the construction works associated with the activities authorised under this resource consent. This cost will be at the expense of the Consent Holder.

g. Pay all outstanding development contributions payable in accordance with the Development Contributions Policy that applies at the time.

APPENDIX 1

Document	Author	Date	Document Version
Site-Wide Reports			
Ashbourne Cultural Impact Assessment	Raukawa Charitable Trust, Ngāti Hauā Iwi Trust and Ngāti Hinerangi Trust	March 2025	-
Ashbourne Development Ecological Impact Assessment	Ecological Solutions Environmental Consultants	July 2025	-
Ashbourne Ecological Management Plan	Ecological Solutions Environmental Consultants	November 2025	Final Rev1
Economic Assessment of Proposed Ashbourne Development in Matamata	Insight Economics	23 June 2025	-
Economic Assessment of Proposed Ashbourne Development in Matamata – Addendum	Insight Economics	14 July 2025	-
NPS-HPL Memorandum	Barker and Associates	18 November 2025	
Land Use Capability Classification Assessment	Landsystems	21 August 2024	-
Geotechnical Investigation Report (HAM2023-0124AL)	CMW Geosciences	18 November 2025	Rev 3
Technical Memorandum – Dam Classification Memo (HAM2023-0124AL)	CMW Geosciences	03 July 2025	Rev 0
Geotechnical Effect Management Plan (HAM2023-0124AK)	CMW Geosciences	22 May 2025	Ver 0
Ashbourne Development Hydrogeological Effects Assessment (WGA241087)	WGA	June 2025	C
Draft Hazardous Substances Management Plan – Eldonwood Development	SLR Consulting	27 May 2025	2.0
Ashbourne Development Integrated Transport Assessment	Commute Transportation Consultants	9 July 2025	-
Ashbourne Urban Design Assessment	Barker and Associates	6 June 2025	3
Northern Downstream Flood Assessment	Maven Associates	-	-
Stormwater Management Plan – Ashbourne Developments	Maven Associates	29 January 2026	C
Preliminary and Detailed Site Investigation	SLR Consulting New Zealand	28 May 2025	2.0
Acid Sulphate Soil Management Plan	SLR Consulting New Zealand	27 May 2025	2.0

Contaminated Site Management Plan – Eldonwood Drive and Station Road, Matamata	SLR Consulting New Zealand	27 May 2025	880.016783.00001-R02-v3.0-CSMP-20250527
Reports			
AEE – Volume 5: Residential & Greenway	Barker and Associates	15/07/2025	A
Landscape Assessment Report – Proposed Residential Community Ashbourne	Greenwood Associates	10/06/2025	0
Landscape Assessment – Visual Simulations Package	Greenwood Associates	10/06/2025	-
Ashbourne Residential Development – Infrastructure Report	Maven Associates	26/06/2025	C
Ashbourne Residential Development – Earthworks Management Plan	Maven Associates	26/06/2025	C
Ashbourne Residential Development – Construction Management Plan	Maven Associates	18/11/2025	C
Ashbourne Residential Development - Stormwater Operations & Maintenance Plan	Maven Associates	17/11/2025	B
Earthworks Balance Risk Assessment	Maven Associates	15/12/2025	-
Greenway Design Memo	Maven Associates	23/09/2025	-
Construction Noise and Vibration Assessment	Styles Group	04/06/2025	-
Draft Construction Noise and Vibration Management Plan	Styles Group	05/06/2025	-
Architectural Drawings			
Architectural Drawings – 400m^2 & Under Dwelling Typology	-	-	-
Architectural Drawings – Over 400m^2 Lot Size Dwelling Typology	-	-	-
Commercial Node Architectural Drawings	Awa Architects	17/04/2025	R1
Landscape Drawings			
2149/01 – Ashbourne Development – Residential Boundary Overall Buffer Plan	Greenwood Associates	20/03/26	-
2149/02 – Typical Plans & Sections	Greenwood Associates	20/03/26	-
Ashbourne Development Boundary Treatment Plan	Barker and Associates	23 March 2026	For Decision and Condition
2149/01 Site Context & Local Character	Greenwood Associates	8/12/25	S53
2149/02 Landscape Principles	Greenwood Associates	8/12/25	S53
2149/03 Neighbourhood Character Plan	Greenwood Associates	8/12/25	S53
2149/04 Cultural Identity	Greenwood Associates	8/12/25	S53
2149/05 Cultural Framework	Greenwood Associates	8/12/25	S53

2149/06 Overall Site Plan	Greenwood Associates	8/12/25	S53
2149/07 Sheet Location Plans	Greenwood Associates	8/12/25	S53
2149/08 Streetscape Landscape Plan 01	Greenwood Associates	8/12/25	S53
2149/09 Streetscape Landscape Plan 02	Greenwood Associates	8/12/25	S53
2149/10 Streetscape Landscape Plan 03	Greenwood Associates	8/12/25	S53
2149/11 Streetscape Landscape Plan 04	Greenwood Associates	8/12/25	S53
2149/12 Streetscape Landscape Plan 05	Greenwood Associates	8/12/25	S53
2149/13 Streetscape Landscape Plan 06 & 07	Greenwood Associates	8/12/25	S53
2149/14 Typical Road Cross Sections	Greenwood Associates	8/12/25	S53
2149/15 Typical Cross Section A-A & B-B	Greenwood Associates	8/12/25	S53
2149/16 Streetscape Soft & Hard Palette 01	Greenwood Associates	8/12/25	S53
2149/17 Streetscape Soft & Hard Palette 02	Greenwood Associates	8/12/25	S53
2149/18 Commercial / Residential Node & Open Space Plan 01	Greenwood Associates	8/12/25	S53
2149/19 Commercial / Residential Node & Open Space Plan 02	Greenwood Associates	8/12/25	S53
2149/20 Commercial / Residential Node & Open Space Plan 03	Greenwood Associates	8/12/25	S53
2149/21 Commercial & Open Space Hard & Soft Palette 01	Greenwood Associates	8/12/25	S53
2149/22 Commercial & Open Space Hard & Soft Palette 02	Greenwood Associates	8/12/25	S53
2149/23 Greenway Plan 01	Greenwood Associates	8/12/25	S53
2149/24 Greenway Plan 02	Greenwood Associates	8/12/25	S53
2149/25 Greenway Plan 03	Greenwood Associates	8/12/25	S53
2149/26 Greenway Plan 04	Greenwood Associates	8/12/25	S53
2149/27 Greenway Plan 05	Greenwood Associates	8/12/25	S53
2149/28 Typical Greenway Section	Greenwood Associates	8/12/25	S53
2149/29 Greenway Soft Palette 01	Greenwood Associates	8/12/25	S53
2149/30 Greenway Soft Palette 02	Greenwood Associates	8/12/25	S53
2149/31 Greenway Soft Palette 03	Greenwood Associates	8/12/25	S53
2149/32 Details	Greenwood Associates	8/12/25	S53
2149/33 Typical Lot Buffer Plans Options	Greenwood Associates	8/12/25	S53
Engineering Drawings – C050 Topographical			
C050 – Existing Topographical Key Plan	Maven Waikato Limited	04/2025	A

C050-1 – Existing topographical Plan Sheet 1 of 10	Maven Waikato Limited	04/2025	A
C050-2 – Existing topographical Plan Sheet 2 of 10	Maven Waikato Limited	04/2025	A
C050-3 – Existing topographical Plan Sheet 3 of 10	Maven Waikato Limited	04/2025	A
C050-4 – Existing topographical Plan Sheet 4 of 10	Maven Waikato Limited	04/2025	A
C050-5 – Existing topographical Plan Sheet 5 of 10	Maven Waikato Limited	04/2025	A
C050-6 – Existing topographical Plan Sheet 6 of 10	Maven Waikato Limited	04/2025	A
C050-7 – Existing topographical Plan Sheet 7 of 10	Maven Waikato Limited	04/2025	A
C050-8 – Existing topographical Plan Sheet 8 of 10	Maven Waikato Limited	04/2025	A
C050-9 – Existing topographical Plan Sheet 9 of 10	Maven Waikato Limited	04/2025	A
C050-10 – Existing topographical Plan Sheet 10 of 10	Maven Waikato Limited	04/2025	A
Engineering Drawings – C060 Existing Features and Removal			
C060 – Existing Features and Removal Key Plan	Maven Waikato Limited	04/2025	A
C060-01 – Existing Features and Removal Plan Sheet 1 of 10	Maven Waikato Limited	04/2025	A
C060-02 – Existing Features and Removal Plan Sheet 2 of 10	Maven Waikato Limited	04/2025	A
C060-03 – Existing Features and Removal Plan Sheet 3 of 10	Maven Waikato Limited	04/2025	A
C060-04 – Existing Features and Removal Plan Sheet 4 of 10	Maven Waikato Limited	04/2025	A
C060-05 – Existing Features and Removal Plan Sheet 5 of 10	Maven Waikato Limited	04/2025	A
C060-06 – Existing Features and Removal Plan Sheet 6 of 10	Maven Waikato Limited	04/2025	A
C060-07 – Existing Features and Removal Plan Sheet 7 of 10	Maven Waikato Limited	04/2025	A
C060-08 – Existing Features and Removal Plan Sheet 8 of 10	Maven Waikato Limited	04/2025	A
C060-09 – Existing Features and Removal Plan Sheet 9 of 10	Maven Waikato Limited	04/2025	A
C060-10 – Existing Features and Removal Plan Sheet 10 of 10	Maven Waikato Limited	04/2025	A
Engineering Drawings – C120 Master Plan			

C120 – Proposed Overview Master Plan	Maven Waikato Limited	11/2025	E
C120-1 Proposed Master Plan	Maven Waikato Limited	06/2025	D
C120-2 Proposed Master Plan	Maven Waikato Limited	06/2025	D
C120-3 Proposed Master Plan	Maven Waikato Limited	06/2025	D
C120-4 Proposed Master Plan	Maven Waikato Limited	11/2025	E
C120-5 Proposed Master Plan	Maven Waikato Limited	06/2025	D
C120-6 Proposed Master Plan	Maven Waikato Limited	06/2025	D

C120-7 Proposed Master Plan	Maven Waikato Limited	11/2025	E
C120-8 Proposed Master Plan	Maven Waikato Limited	11/2025	E
C120-9 Proposed Master Plan	Maven Waikato Limited	06/2025	D
C120-10 Proposed Master Plan	Maven Waikato Limited	06/2025	D
Engineering Drawings – C130 Staging Plan			
C130 – Proposed Staging Overview Plan	Maven Waikato Limited	03/2026	G
C130-1 – Proposed Staging Plan Stage 1	Maven Waikato Limited	03/2026	G
C130-2 – Proposed Staging Plan Stage 2	Maven Waikato Limited	03/2026	G
C130-3 – Proposed Staging Plan Stage 3	Maven Waikato Limited	03/2026	G
C130-4 – Proposed Staging Plan Stage 4	Maven Waikato Limited	03/2026	G
C130-5 – Proposed Staging Plan Stage 5	Maven Waikato Limited	03/2026	G
C130-6 – Proposed Staging Plan Stage 6	Maven Waikato Limited	03/2026	G
C130-7 – Proposed Staging Plan Stage 7	Maven Waikato Limited	03/2026	G
C130-8 – Proposed Staging Plan Stage 8	Maven Waikato Limited	03/2026	G
Engineering Drawings – C131 Proposed 3 Waters Staging Plan			
C131 – Proposed 3 Waters Staging Overview Plan	Maven Waikato Limited	11/2025	F
C131-1 Proposed 3 Waters Staging Plan Stage 1	Maven Waikato Limited	11/2025	F
C131-2 Proposed 3 Waters Staging Plan Stage 2	Maven Waikato Limited	11/2025	F
C131-3 Proposed 3 Waters Staging Plan Stage 3	Maven Waikato Limited	11/2025	F
C131-4 Proposed 3 Waters Staging Plan Stage 4	Maven Waikato Limited	11/2025	F
C131-5 Proposed 3 Waters Staging Plan Stage 5	Maven Waikato Limited	11/2025	F
C131-6 Proposed 3 Waters Staging Plan Stage 6	Maven Waikato Limited	11/2025	F
C131-7 Proposed 3 Waters Staging Plan Stage 7	Maven Waikato Limited	11/2025	F

C131-8 Proposed 3 Waters Staging Plan Stage 8	Maven Waikato Limited	11/2025	F
Engineering Drawings – C150 Scheme			
C150 – Proposed Scheme Overview Plan	Maven Waikato Limited	03/2026	G
C150-1 - Proposed Scheme Plan Stage 1 (A, B, and C)	Maven Waikato Limited	03/2026	C
C150-1A - Proposed Scheme Plan Stage 1A	Maven Waikato Limited	03/2026	D
C150-1B - Proposed Scheme Plan Stage 1B	Maven Waikato Limited	03/2026	C
C150-1C - Proposed Scheme Plan Stage	Maven Waikato Limited	03/2026	D
1C			
C150-2 - Proposed Scheme Plan Stage 2 (A, B, and C)	Maven Waikato Limited	03/2026	D
C150-2A - Proposed Scheme Plan Stage 2A	Maven Waikato Limited	03/2026	D
C150-2B - Proposed Scheme Plan Stage 2B	Maven Waikato Limited	03/2026	D
C150-2C - Proposed Scheme Plan Stage 2C	Maven Waikato Limited	03/2026	C
C150-3 - Proposed Scheme Plan Stage 3	Maven Waikato Limited	03/2026	C
C150-3A – Proposed Scheme Plan Stage 3 – Greenway	Maven Waikato Limited	03/2026	C
C150-3B – Proposed Scheme Plan Stage 3 – Greenway B	Maven Waikato Limited	03/2026	D
C150-3C – Proposed Scheme Plan Stage 3 – Greenway C	Maven Waikato Limited	03/2026	B
C150-3D – Proposed Scheme Plan Stage 3 – Greenway D	Maven Waikato Limited	03/2026	D
C150-4 – Proposed Scheme Plan Stage 4	Maven Waikato Limited	03/2026	E
C150-5 – Proposed Scheme Plan Stage 5	Maven Waikato Limited	03/2026	B
C150-6 – Proposed Scheme Plan Stage 6	Maven Waikato Limited	03/2026	F
C150-7 – Proposed Scheme Plan Stage 7	Maven Waikato Limited	03/2026	C
C150-8 – Proposed Scheme Plan Stage 8	Maven Waikato Limited	03/2026	B
C150-8A – Proposed Scheme Plan Stage 8 – Sheet 1	Maven Waikato Limited	03/2026	B
C150-8B – Proposed Scheme Plan Stage 8 – Sheet 2	Maven Waikato Limited	03/2026	C
Engineering Drawings – C151 EW Oxbow Wetland 2			
C151-1 – Proposed Plan with Ecology Shown	Maven Waikato Limited	10/2025	D
C152 – Proposed Channel Plan with Ecology Shown	Maven Waikato Limited	12/2025	B

C152-1 – Proposed Channel Armouring Details	Maven Waikato Limited	12/2025	B
C152-2 – Proposed Wingwall Outlet Details	Maven Waikato Limited	12/2025	A
Engineering Drawings – C160 Land Use Consent			
C160 – Proposed Land Use Consent Overview Plan	Maven Waikato Limited	03/2026	F
C160-1A – Proposed Land Use Consent Stage 1A	Maven Waikato Limited	03/2026	F
C160-1B – Proposed Land Use Consent Stage 1B	Maven Waikato Limited	03/2026	F
C160-1C – Proposed Land Use Consent Stage 1C	Maven Waikato Limited	03/2026	F
C160-2A – Proposed Land Use Consent Stage 2A	Maven Waikato Limited	03/2026	F
C160-2B – Proposed Land Use Consent Stage 2B	Maven Waikato Limited	03/2026	F
C160-2C – Proposed Land Use Consent Stage 2C	Maven Waikato Limited	03/2026	F
C160-3 – Proposed Land Use Consent Stage 3	Maven Waikato Limited	03/2026	F
C160-4 – Proposed Land Use Consent Stage 4	Maven Waikato Limited	03/2026	F
C160-5 – Proposed Land Use Consent Stage 5	Maven Waikato Limited	03/2026	F
C160-6 – Proposed Land Use Consent Stage 6	Maven Waikato Limited	03/2026	F
C160-7 – Proposed Land Use Consent Stage 7	Maven Waikato Limited	03/2026	F
C160-8 – Proposed Land Use Consent Stage 8	Maven Waikato Limited	03/2026	F
C160-8A – Proposed Land Use Consent Stage 8A	Maven Waikato Limited	03/2026	F
C160-8B – Proposed Land Use Consent Stage 8B	Maven Waikato Limited	03/2026	F
Engineering Drawings – C200 Earthworks			
C200 – Proposed Contour Plan	Maven Waikato Limited	11/2025	D
C201 – Proposed Stage 1 Contour Plan	Maven Waikato Limited	11/2025	D
C202 – Proposed Stage 2 Contour Plan	Maven Waikato Limited	11/2025	D
C203 – Proposed Stage 3 Contour Plan	Maven Waikato Limited	11/2025	D
C220 – Proposed Cut/Fill Overview Plan	Maven Waikato Limited	12/2025	C
C220-1 – Proposed Cut/Fill Plan Stage 1	Maven Waikato Limited	02/2026	C
C220-2 – Proposed Cut/Fill Plan Stage 2	Maven Waikato Limited	02/2026	C

C220-3 – Proposed Cut/Fill Plan Stage 3	Maven Waikato Limited	02/2026	C
C230-1 – Proposed Stage 1 Erosion & Sediment Control Plan	Maven Waikato Limited	11/2025	D
C230-2 – Proposed Stage 2 Erosion & Sediment Control Plan	Maven Waikato Limited	11/2025	D
C230-3 – Proposed Stage 3 Erosion & Sediment Control Plan	Maven Waikato Limited	11/2025	D
C230-4 – Proposed Greenway Erosion & Sediment Control Plan Stage 1	Maven Waikato Limited	11/2025	D
C230-5 – Proposed Greenway Erosion & Sediment Control Plan Stage 2	Maven Waikato Limited	11/2025	D
C230-6 – Proposed Greenway Erosion & Sediment Control Plan Stage 3A	Maven Waikato Limited	11/2025	D
C230-7 – Proposed Greenway Erosion & Sediment Control Plan Stage 3B	Maven Waikato Limited	11/2025	D
C230-8 – Proposed Greenway Erosion & Sediment Control Plan Stage 4	Maven Waikato Limited	11/2025	D
C240-1 – Proposed Erosion & Sediment Control Details	Maven Waikato Limited	06/2025	B
C240-2 – Proposed Erosion & Sediment Control Details	Maven Waikato Limited	06/2025	B
C240-3 – Proposed Erosion & Sediment Control Details	Maven Waikato Limited	06/2025	B
C240-4 – Proposed Erosion & Sediment Control Details	Maven Waikato Limited	06/2025	B
C250 – Proposed Dams	Maven Waikato Limited	06/2025	B
C250-1 – Proposed Dam 1 Greenway Details	Maven Waikato Limited	07/2025	C
Engineering Drawings – C300 Roading			
C300 – Proposed Roading Overview Plan	Maven Waikato Limited	11/2025	F
C300-1 – Proposed Roading Plan	Maven Waikato Limited	11/2025	E
C300-2 – Proposed Roading Plan	Maven Waikato Limited	11/2025	E
C300-3 – Proposed Roading Plan	Maven Waikato Limited	11/2025	E
C300-4 – Proposed Roading Plan	Maven Waikato Limited	11/2025	F
C300-5 – Proposed Roading Plan	Maven Waikato Limited	11/2025	E
C300-6 – Proposed Roading Plan	Maven Waikato Limited	11/2025	E
C300-7 – Proposed Roading Plan	Maven Waikato Limited	11/2025	F
C300-8 – Proposed Roading Plan	Maven Waikato Limited	11/2025	F
C300-9 – Proposed Roading Plan	Maven Waikato Limited	11/2025	E
C300-10 – Proposed Roading Plan	Maven Waikato Limited	11/2025	E
C300-11 - Proposed Roading Overview Plan	Maven Waikato Limited	11/2025	E

C300-12 - Proposed Stage 1 Roading Plan	Maven Waikato Limited	11/2025	E
C300-13 - Proposed Stage 2 Roading Plan 1-2	Maven Waikato Limited	11/2025	E
C300-14 - Proposed Stage 2 Roading Plan 2-2	Maven Waikato Limited	11/2025	F
C300-15 - Proposed Stage 3 Roading Plan	Maven Waikato Limited	11/2025	E
C300-16 - Proposed Stage 4 Roading Plan	Maven Waikato Limited	11/2025	E
C300-17 - Proposed Stage 5 Roading Plan	Maven Waikato Limited	11/2025	E
C300-18 - Proposed Stage 6 Roading Plan	Maven Waikato Limited	11/2025	E
C300-19 - Proposed Stage 7 Roading Plan 1-2	Maven Waikato Limited	11/2025	E

C300-20 - Proposed Stage 7 Roading Plan 2-2	Maven Waikato Limited	11/2025	E
C300-21 - Proposed Stage 8 Roading Plan 1-3	Maven Waikato Limited	11/2025	E
C300-22 - Proposed Stage 8 Roading Plan 2-3	Maven Waikato Limited	11/2025	E
C300-23 - Proposed Stage 8 Roading Plan 3-3	Maven Waikato Limited	11/2025	E
C300-30 – Proposed Roading Plan Station Road	Maven Waikato Limited	01/2026	B
C320-1 – Proposed Roading Longsection	Maven Waikato Limited	11/2025	D
C320-2 – Proposed Roading Longsection	Maven Waikato Limited	11/2025	D
C320-3 – Proposed Roading Longsection	Maven Waikato Limited	11/2025	D
C320-4 – Proposed Roading Longsection	Maven Waikato Limited	11/2025	D
C320-5 – Proposed Roading Longsection	Maven Waikato Limited	11/2025	D
C320-6 – Proposed Roading Longsection	Maven Waikato Limited	11/2025	D
C320-7 – Proposed Roading Longsection	Maven Waikato Limited	11/2025	D
C320-8 – Proposed Roading Longsection	Maven Waikato Limited	11/2025	D
C320-9 – Proposed Roading Longsection	Maven Waikato Limited	11/2025	D
C320-10 – Proposed Roading Longsection	Maven Waikato Limited	11/2025	D
C320-11 – Proposed Roading Longsection	Maven Waikato Limited	11/2025	D
C320-12 – Proposed Roading Longsection	Maven Waikato Limited	11/2025	D
C320-13 – Proposed Roading Longsection	Maven Waikato Limited	11/2025	D
C320-14 – Proposed Roading Longsection	Maven Waikato Limited	11/2025	D
C320-15 – Proposed Roading Longsection	Maven Waikato Limited	11/2025	D

C320-16 – Proposed Roading Longsection	Maven Waikato Limited	11/2025	D
C320-17 – Proposed Roading Longsection	Maven Waikato Limited	11/2025	D
C320-18 – Proposed Roading Longsection	Maven Waikato Limited	11/2025	D
C320-19 – Proposed Roading Longsection	Maven Waikato Limited	11/2025	D
C340-1 – Typical Road Cross Section Sheet	Maven Waikato Limited	11/2025	E
C340-1A – Typical Road Crossing Section Sheet	Maven Waikato Limited	11/2025	B
C340-1B – Typical Road Crossing Section Sheet	Maven Waikato Limited	11/2025	A
C340-2 – Typical Road Cross Section Sheet	Maven Waikato Limited	11/2025	D
C340-3 – Typical Road Cross Section Sheet	Maven Waikato Limited	11/2025	D
C340-4 – Typical Road Cross Section Sheet	Maven Waikato Limited	05/2025	C
C340-5 – Typical Road Cross Section Sheet	Maven Waikato Limited	05/2025	C
C340-6 – Typical Road Cross Section Sheet	Maven Waikato Limited	05/2025	C
C340-7 – Typical Road Cross Section Sheet	Maven Waikato Limited	05/2025	C
C340-8 – Typical Road Cross Section Sheet	Maven Waikato Limited	01/2026	C
C360 – Proposed Roading Marking Overview Plan	Maven Waikato Limited	11/2025	D
C360-1 – Proposed Roading Marking Plan	Maven Waikato Limited	11/2025	D
C360-2 – Proposed Roading Marking Plan	Maven Waikato Limited	11/2025	D
C360-3 – Proposed Roading Marking Plan	Maven Waikato Limited	11/2025	D
C360-4 – Proposed Roading Marking Plan	Maven Waikato Limited	11/2025	D
C360-5 – Proposed Roading Marking Plan	Maven Waikato Limited	11/2025	D
C360-6 – Proposed Roading Marking Plan	Maven Waikato Limited	11/2025	D
C360-7 – Proposed Roading Marking Plan	Maven Waikato Limited	11/2025	D
C360-8 – Proposed Roading Marking Plan	Maven Waikato Limited	11/2025	D
C360-9 – Proposed Roading Marking Plan	Maven Waikato Limited	11/2025	D
C360-10 – Proposed Roading Marking Plan	Maven Waikato Limited	11/2025	D
Engineering Drawings – C400 Stormwater			

C400 – Proposed Stormwater Overview Plan	Maven Waikato Limited	03/2026	E
C400-1 – Proposed Stormwater Drainage Plan	Maven Waikato Limited	03/2026	E
C400-2 – Proposed Stormwater Drainage Plan	Maven Waikato Limited	03/2026	E
C400-3 – Proposed Stormwater Drainage Plan	Maven Waikato Limited	03/2026	E
C400-4 – Proposed Stormwater Drainage Plan	Maven Waikato Limited	03/2026	E
C400-5 – Proposed Stormwater Drainage Plan	Maven Waikato Limited	03/2026	E
C400-6 – Proposed Stormwater Drainage	Maven Waikato Limited	03/2026	E

Plan			
C400-7 – Proposed Stormwater Drainage Plan	Maven Waikato Limited	03/2026	E
C400-8 – Proposed Stormwater Drainage Plan	Maven Waikato Limited	03/2026	E
C400-9 – Proposed Stormwater Drainage Plan	Maven Waikato Limited	03/2026	E
C400-10 – Proposed Stormwater Drainage Plan	Maven Waikato Limited	03/2026	E
C400-11 – Proposed Stormwater Plan Stage 1	Maven Waikato Limited	03/2026	C
C400-12 – Proposed Stormwater Plan Stage 2	Maven Waikato Limited	03/2026	C
C400-13 – Proposed Stormwater Plan Stage 3	Maven Waikato Limited	03/2026	C
C400-14 – Proposed Stormwater Plan Stage 4	Maven Waikato Limited	03/2026	C
C400-15 – Proposed Stormwater Plan Stage 5	Maven Waikato Limited	03/2026	C
C400-16 – Proposed Stormwater Plan Stage 6	Maven Waikato Limited	03/2026	C
C400-17 – Proposed Stormwater Plan Stage 7	Maven Waikato Limited	03/2026	C
C400-18 – Proposed Stormwater Plan Stage 8	Maven Waikato Limited	03/2026	C
C400-20 – Proposed Stormwater Longsections	Maven Waikato Limited	11/2025	A
C400-21 – Proposed Stormwater Longsections	Maven Waikato Limited	03/2026	B
C400-22 – Proposed Stormwater Longsections	Maven Waikato Limited	11/2025	A

C400-23 – Proposed Stormwater Longsections	Maven Waikato Limited	11/2025	A
C401 – Proposed SW Overall Catchment Plan	Maven Waikato Limited	02/2026	B
C410-1 – Pre-Development Catchment Discharge Plan – Res/Rv & S.SF	Maven Waikato Limited	11/2025	B
C410-2 – Post Development 10 Yr Catchment Discharge Points – Res	Maven Waikato Limited	11/2025	B
C410-3 – Post Development 100 Yr Catchment Discharge Points - Res	Maven Waikato Limited	11/2025	A
C420 – Proposed Stormwater Basin Catchment Overview Plan	Maven Waikato Limited	11/2025	D
C420-1 – Proposed Stormwater Basin Catchment Plan A	Maven Waikato Limited	05/2025	C
C420-2 – Proposed Stormwater Basin Catchment Plan B	Maven Waikato Limited	05/2025	C
C420-3 – Proposed Stormwater Basin Catchment Plan C	Maven Waikato Limited	11/2025	D
C420-4 – Proposed Stormwater Basin Catchment Plan D	Maven Waikato Limited	11/2025	D
C430-1 – Proposed Soakage Device Crossection	Maven Waikato Limited	04/2025	A
C430-2 – Proposed Soakage Device Crossection	Maven Waikato Limited	05/2025	B
C430-3 – Proposed Soakage Trench Detail Plan	Maven Waikato Limited	04/2025	A
C430-4 – Roadside Typical Soakage Trench Details	Maven Waikato Limited	12/2025	C
C430-4A – Roadside Typical Soakage Trench Details	Maven Waikato Limited	12/2025	B
C430-5 – Typical Raingarden Details	Maven Waikato Limited	11/2025	D
C430-6 - Typical Raingarden – Soakage Trench Location	Maven Waikato Limited	11/2025	A
C430-7 – Proposed Typical Wetland C Details	Maven Waikato Limited	11/2025	A
C430-8 – Proposed Typical Wetland D Details	Maven Waikato Limited	11/2025	A
C440 – Proposed Stormwater Basin Overview Plan	Maven Waikato Limited	11/2025	D
C440-1 – Proposed Stormwater Basin A Plan	Maven Waikato Limited	11/2025	D
C440-2 – Proposed Stormwater Basin A Details	Maven Waikato Limited	05/2025	C

C440-3 – Proposed Stormwater Wetland Plan	Maven Waikato Limited	11/2025	D
C440-4 – Proposed Stormwater Basin C Details	Maven Waikato Limited	11/2025	D
C440-5 – Proposed Stormwater Wetland D Plan	Maven Waikato Limited	11/2025	D
C440-6 – Proposed Stormwater Basin D Details	Maven Waikato Limited	11/2025	D
C460-1 – Proposed Overland Flowpath Catchment Plan	Maven Waikato Limited	11/2025	C
C460-2 – Proposed Overland Flowpath Catchment Plan	Maven Waikato Limited	11/2025	C
C460-3 – Proposed Overland Flowpath Sections 1 of 3	Maven Waikato Limited	05/2025	B
C460-4 – Proposed Overland Flowpath Sections 2 of 3	Maven Waikato Limited	05/2025	B
C460-5 – Proposed Overland Flowpath Sections 3 of 3	Maven Waikato Limited	05/2025	B
C470-1 – Proposed Stormwater On-Lot Typical Plan	Maven Waikato Limited	06/2025	B
C470-2 – Proposed Stormwater On-Lot Typical Plan	Maven Waikato Limited	06/2025	B
C470-3 – Proposed Stormwater On-Lot Cross section	Maven Waikato Limited	05/2025	B
C480-1 – Proposed Stormwater Standard Details	Maven Waikato Limited	04/2025	A
C480-2 – Proposed Stormwater Standard Details	Maven Waikato Limited	04/2025	A
C480-3 – Proposed Stormwater Standard Details	Maven Waikato Limited	04/2025	A
C490 – Proposed Stormwater Greenway Overview	Maven Waikato Limited	10/2025	E
C490-1 – Proposed Stormwater Greenway Plan	Maven Waikato Limited	11/2025	F
C490-2 – Proposed Stormwater Greenway Plan	Maven Waikato Limited	06/2025	C
C490-3 – Proposed Stormwater Greenway Plan	Maven Waikato Limited	06/2025	C
C490-4 – Proposed Stormwater Greenway Plan	Maven Waikato Limited	10/2025	D
C490-10 – Proposed Stormwater Greenway Sections	Maven Waikato Limited	04/2025	A
C490-11 – Proposed Stormwater Greenway Sections	Maven Waikato Limited	04/2025	A

C490-12 – Proposed Stormwater Greenway Sections	Maven Waikato Limited	04/2025	A
C490-13 – Proposed Stormwater Greenway Sections	Maven Waikato Limited	04/2025	A
C490-14 – Proposed Stormwater Greenway Sections	Maven Waikato Limited	04/2025	A
C490-15 – Proposed Stormwater Greenway Sections	Maven Waikato Limited	04/2025	A
C490-16 – Proposed Stormwater Greenway Sections	Maven Waikato Limited	04/2025	A
Engineering Drawings – C500 Wastewater			
C500 – Proposed Wastewater Drainage Overview Plan	Maven Waikato Limited	03/2026	F
C500-1 – Proposed Wastewater Drainage Plan	Maven Waikato Limited	03/2026	F
C500-2 – Proposed Wastewater Drainage Plan	Maven Waikato Limited	03/2026	F
C500-3 – Proposed Wastewater Drainage Plan	Maven Waikato Limited	03/2026	F
C500-4 – Proposed Wastewater Drainage Plan	Maven Waikato Limited	03/2026	F
C500-5 – Proposed Wastewater Drainage Plan	Maven Waikato Limited	03/2026	F
C500-6 – Proposed Wastewater Drainage Plan	Maven Waikato Limited	03/2026	F
C500-7 – Proposed Wastewater Drainage Plan	Maven Waikato Limited	03/2026	F
C500-8 – Proposed Wastewater Drainage Plan	Maven Waikato Limited	03/2026	F
C500-9 – Proposed Wastewater Drainage Plan	Maven Waikato Limited	03/2026	F
C500-10 – Proposed Wastewater Drainage Plan	Maven Waikato Limited	03/2026	F
C500-11 – Proposed Wastewater Drainage Plan Stage 1	Maven Waikato Limited	03/2026	D
C500-12 – Proposed Wastewater Drainage Plan Stage 2	Maven Waikato Limited	03/2026	D
C500-13 – Proposed Wastewater Drainage Plan Stage 3	Maven Waikato Limited	03/2026	D
C500-14 – Proposed Wastewater Drainage Plan Stage 4	Maven Waikato Limited	03/2026	D
C500-15 – Proposed Wastewater Drainage Plan Stage 5	Maven Waikato Limited	03/2026	D

C500-16 – Proposed Wastewater Drainage Plan Stage 6	Maven Waikato Limited	03/2026	D
C500-17 – Proposed Wastewater Drainage Plan Stage 7	Maven Waikato Limited	03/2026	D
C500-18 – Proposed Wastewater Drainage Plan Stage 8	Maven Waikato Limited	03/2026	D
C520-1 – Proposed Wastewater Longsections	Maven Waikato Limited	11/2025	D
C520-2 – Proposed Wastewater Longsections	Maven Waikato Limited	11/2025	D
C520-3 – Proposed Wastewater Longsections	Maven Waikato Limited	11/2025	D
C520-4 – Proposed Wastewater Longsections	Maven Waikato Limited	11/2025	D
C520-5 – Proposed Wastewater Longsections	Maven Waikato Limited	11/2025	D
C520-6 – Proposed Wastewater Longsections	Maven Waikato Limited	11/2025	D
C520-7 – Proposed Wastewater	Maven Waikato Limited	11/2025	D

Longsections			
C520-8 – Proposed Wastewater Longsections	Maven Waikato Limited	11/2025	D
C520-9 – Proposed Wastewater Longsections	Maven Waikato Limited	11/2025	D
C520-10 – Proposed Wastewater Longsections	Maven Waikato Limited	11/2025	D
C520-11 – Proposed Wastewater Longsections	Maven Waikato Limited	11/2025	D
C520-12 – Proposed Wastewater Longsections	Maven Waikato Limited	11/2025	D
C520-13 – Proposed Wastewater Longsections	Maven Waikato Limited	11/2025	D
C520-14 – Proposed Wastewater Longsections	Maven Waikato Limited	11/2025	D
C520-15 – Proposed Wastewater Longsections	Maven Waikato Limited	11/2025	D
C520-16 – Proposed Wastewater Longsections	Maven Waikato Limited	11/2025	D
C520-17 – Proposed Wastewater Longsections	Maven Waikato Limited	11/2025	D
C520-18 – Proposed Wastewater Longsections	Maven Waikato Limited	11/2025	D
C520-19 – Proposed Wastewater Longsections	Maven Waikato Limited	11/2025	D

C520-20 – Proposed Wastewater Longsections	Maven Waikato Limited	11/2025	D
C520-21 – Proposed Wastewater Longsections	Maven Waikato Limited	11/2025	D
C520-22 – Proposed Wastewater Longsections	Maven Waikato Limited	11/2025	D
C520-23 – Proposed Wastewater Longsections	Maven Waikato Limited	11/2025	D
C520-24 – Proposed Wastewater Longsections	Maven Waikato Limited	11/2025	D
C530 – Proposed Wastewater Pump Stations Overview Plan	Maven Waikato Limited	11/2025	D
C530-1 – Proposed Central Wastewater Pump Station Layout Plan	Maven Waikato Limited	11/2025	D
C530-2 – Proposed Central Wastewater Pump Typical Cross Section	Maven Waikato Limited	11/2025	C
C530-3 – Proposed Central Wastewater Pump Typical Sections	Maven Waikato Limited	11/2025	C
C535-1 – Proposed Northern Wastewater Pump Drainage Plan	Maven Waikato Limited	11/2025	C
C535-2 – Proposed Northern Wastewater Pump Typical Cross Section	Maven Waikato Limited	11/2025	C
S535-3 – Proposed Northern Wastewater Pump Typical Cross Section	Maven Waikato Limited	11/2025	C
C540 – Proposed WWPS Rising Main Overview Plan	Maven Waikato Limited	11/2025	E
C540-1 – Proposed WWPS Rising Main Longsection	Maven Waikato Limited	11/2025	E
C540-2 – Proposed WWPS Rising Main Longsection	Maven Waikato Limited	11/2025	E
C540-3 – Proposed WWPS Rising Main Longsection	Maven Waikato Limited	11/2025	E
C540-4 – Proposed WWPS Rising Main Longsection	Maven Waikato Limited	11/2025	E
C540-5 – Proposed WWPS Rising Main Longsection	Maven Waikato Limited	11/2025	E
C540-6 – Proposed WWPS Rising Main Longsection	Maven Waikato Limited	11/2025	E
Engineering Drawings – C600 Water Supply			
C600 – Proposed Water Supply Overview Plan	Maven Waikato Limited	03/2026	F
C600-1 – Proposed Water Supply Plan Sheet 1 of 11	Maven Waikato Limited	03/2026	F

C600-2 – Proposed Water Supply Plan Sheet 2 of 11	Maven Waikato Limited	03/2026	E
C600-3 – Proposed Water Supply Plan Sheet 3 of 11	Maven Waikato Limited	03/2026	F
C600-4 – Proposed Water Supply Plan Sheet 4 of 11	Maven Waikato Limited	03/2026	F
C600-5 – Proposed Water Supply Plan Sheet 5 of 11	Maven Waikato Limited	03/2026	F
C600-6 – Proposed Water Supply Plan Sheet 6 of 11	Maven Waikato Limited	03/2026	E
C600-7 – Proposed Water Supply Plan Sheet 7 of 11	Maven Waikato Limited	03/2026	E
C600-8 – Proposed Water Supply Plan Sheet 8 of 11	Maven Waikato Limited	03/2026	E
C600-9 – Proposed Water Supply Plan Sheet 9 of 11	Maven Waikato Limited	03/2026	F
C600-10 – Proposed Water Supply Plan Sheet 10 of 11	Maven Waikato Limited	03/2026	E
C600-11 – Proposed Water Supply Plan Sheet 11 of 11	Maven Waikato Limited	03/2026	E
C600-12 – Proposed Water Supply Plan Stage 1	Maven Waikato Limited	03/2026	E

C600-13 – Proposed Water Supply Plan Stage 2	Maven Waikato Limited	03/2026	D
C600-14 – Proposed Water Supply Plan Stage 3	Maven Waikato Limited	03/2026	D
C600-15 – Proposed Water Supply Plan Stage 4	Maven Waikato Limited	03/2026	C
C600-16 – Proposed Water Supply Plan Stage 5	Maven Waikato Limited	03/2026	D
C600-17 – Proposed Water Supply Plan Stage 6	Maven Waikato Limited	03/2026	D
C600-18 – Proposed Water Supply Plan Stage 7	Maven Waikato Limited	03/2026	D
C600-19 – Proposed Water Supply Plan Stage 8	Maven Waikato Limited	03/2026	D
C650-1 – Proposed Water Supply Details Sheet 1 of 4	Maven Waikato Limited	03/2026	D
C650-2 – Proposed Water Supply Details Sheet 2 of 4	Maven Waikato Limited	03/2026	D
C650-3 – Proposed Water Supply Details Sheet 3 of 4	Maven Waikato Limited	03/2026	D
C650-4 – Proposed Water Supply Details Sheet 4 of 4	Maven Waikato Limited	03/2026	E

C680-20 – Proposed Water Supply Anchor Block Details	Maven Waikato Limited	03/2026	D
C680-21 – Proposed Water Supply Booster PS Details	Maven Waikato Limited	03/2026	B
Engineering Drawings – C700 Services			
C700 – Proposed Services Overview Plan	Maven Waikato Limited	11/2025	E
C700-1 – Proposed Services Plan Sheet 1 of 10	Maven Waikato Limited	11/2025	E
C700-2 – Proposed Services Plan Sheet 2 of 10	Maven Waikato Limited	11/2025	E
C700-3 – Proposed Services Plan Sheet 3 of 10	Maven Waikato Limited	11/2025	E
C700-4 – Proposed Services Plan Sheet 4 of 10	Maven Waikato Limited	11/2025	E
C700-5 – Proposed Services Plan Sheet 5 of 10	Maven Waikato Limited	11/2025	E
C700-6 – Proposed Services Plan Sheet 6 of 10	Maven Waikato Limited	11/2025	E
C700-7 – Proposed Services Plan Sheet 7 of 10	Maven Waikato Limited	11/2025	E
C700-8 – Proposed Services Plan Sheet 8 of 10	Maven Waikato Limited	11/2025	E
C700-9 – Proposed Services Plan Sheet 9	Maven Waikato Limited	11/2025	E

of 10			
C700-10 – Proposed Services Plan Sheet 10 of 10	Maven Waikato Limited	11/2025	E
C710-1 – Lot 1002 Services Plan Option 1A	Maven Waikato Limited	11/2025	B