

**Resource Consent:** 101.2025.13387

**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, Lot 2 Deposited Plan 567678, **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:**

Subdivision consent (Section 11 of the Resource Management Act 1991) to ~~subdivide land to facilitate development of 430 residential dwellings, a neighbourhood centre, two solar farms and ancillary infrastructure.~~ create three superlots for future residential development, two lots for future solar farm development, a balance lot, and lots to be vested in MPDC as Esplanade Reserve and streambed.

**This consent must be read in conjunction with:**

- A. Consent 102.2025.13180 – 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.
- B. 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).
- C. 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).
- 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 the Council in eight stages.

**And is subject to the following conditions:**

**General conditions**

- 1. The subdivision 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, Lot 2 Deposited Plan 567678, **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 retain the services of a suitably qualified and experienced person (SQEP) to oversee the design and construction of any infrastructure required for the development. This person, acting as the Consent Holder's representative, must be responsible for ensuring adherence to approved construction plans, quality systems, and project completion requirements. Prior to any design and development, the Consent Holder must advise the Matamata-Piako District Council (the Council) of the name and contact details of the representative. All discussions and correspondence relating to design and development matters shall be undertaken with Council staff only through this representative.

*Advice note: All correspondence with the Council required by these conditions of consent should be sent via email to [ResourceConsent@mpdc.govt.nz](mailto:ResourceConsent@mpdc.govt.nz) with reference to consent number 101.2025.13180.13387.*

4. 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:

- a. *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.*
- b. *that pursuant to Section 332 of the RMA, enforcement officers may at all reasonable times go onto the property that is the subject of this consent, for the purpose of carrying out inspections, surveys, investigations, tests, measurements or taking samples.*
- c. *The Section 224(c) RMA Certificate will not be issued until all fees relating to that development / subdivision stage are paid.*

**Condition precedent**

5. The Section 224(c) certificate will not be issued by the Council pursuant to this consent, 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. 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.
- c. The PDA must be duly executed and all required securities registered in accordance with the PDA.

**Subdivision conditions**

6. Prior to the certification of the survey plan pursuant to Section 223 of the RMA and the issue of a certificate pursuant to Section 224(c) of the RMA the following requirements are to be satisfied:
- a. The Consent Holder must submit a Day 0 survey plan which generally accords with Maven plan “Proposed Scheme Plan” (Ref: SHEETS 1 – 2, Rev O, dated March 2026) submitted with the application.  
**Advice note: The Day-0 Survey Plan should include the following additions to the notes attached to Maven plan “Proposed Scheme Plan” (Ref: SHEETS 1 – 2, Rev O, dated March 2026) submitted with the application:**
    - **Add Lot 19 to the list of lots to vest on deposit as stream bed.**
    - **Add Lots 10 -14 and Lot 21 and a statement that they are to vest on deposit as Local Purpose (Esplanade) Reserves.****The Day-0 Survey Plan should include the current farm track within the extent of Right of Way Easement areas “G” and “I” to ensure that MPDC has physical access to the esplanade reserves.**
  - b. Provide confirmation from a SQEP that:
    - i. All water, power, and telecommunications supplies that cross the boundaries of **Lots 1 and 3 - 6** hereon have been severed or are protected by easements.
    - ii. The wastewater disposal fields serving the dwellings on Lots **2 1** and 5 hereon are located entirely within the boundaries of the said lots.

- iii. Any buildings or structures on ~~Lots 1—6~~ **Lots 1 and 3 - 6** hereon meet the minimum setback distances from the boundaries in compliance with the development standards for the underlying zone as set out in the Operative Matamata-Piako District Plan.

#### ***Construction requirements***

- c. The carriageway for right of ways “C” and “D” are to be formed and constructed to an all-weather surface (at least a 100mm GAP 40 base-course or equivalent and a 20mm dressed layer of AP20) of at least 3m wide to the satisfaction of the Council. Adequate provision must be made for the disposal of stormwater runoff.

#### ***Easements***

- d. The Day 0 survey plan must reflect the Day 0 easement schedule attached to Maven plan “Proposed Scheme Plan” (Ref: SHEETS 1 – 2, Rev O, dated March 2026) and provide for:
  - i. An easement over Lot 2 DP 567678, in favour of the Waikato Regional Council, providing access to the existing Waikato Regional Council drain along the northern boundary of the site. The easement must be no less than 6m in width, located on flat land, and free from planting and fencing. The easement does not need to be formed.
  - ii. Right of Way marked “C” and “D” as shown on the Scheme Plan must have a legal width of no less than 6m.
  - iii. Right of Way marked “K” as shown on the Scheme Plan must have a legal width of no less than 3m and can be unformed. The easement must follow the boundary of the existing farm track and will be determined at the time of land survey, to the satisfaction of the Council
- e. That the schedule of easements as described and submitted in accordance with the Day 0 survey plan be duly granted or reserved.

#### ***Amalgamation conditions***

- f. The Day 0 survey plan must show the amalgamation conditions shown on the Day 0 Scheme Plan (Rev O, dated March 2026) submitted with the resource consent application, specifically:
  - i. That Lots 25 and 106 DP 393306 be transferred to the owners of Lot 100 DP 380025 and one Record of Title be issued to include all parcels.
  - ii. That Lots 3, 15 and 16 hereon be held in the same Record of Title.

#### ***Esplanade Reserve / Streambed***

- g. That the Local Purpose (Esplanade) Reserve, shown on the Day 0 Scheme Plan (Rev O, dated March 2026) as Lots 10, 11, 12, 13, 14 and 21 be vested in the Council.
- h. That Lots ~~17, 18, 19, and 20~~ **17, 18, 19, 20 and 23** shown on the Day 0 Scheme Plan (Rev O, March 2026) be vested in the Council on deposit as Streambed.

- i. No compensation will be paid by the Council to the Consent Holder for the esplanade reserve or streambed (to be vested in accordance with Conditions [6(g) and (h)]).

**Consent Notice**

- j. The following must be registered as a Consent Notice on the Records of Title to be issued for Lots 1, 3, **(held with Lots 15 and 16)**, 4, 5, and 6 and Lot 2 DP 567678 that do not have operational domestic or farming water supplies or power or telecommunications connections or complying vehicle entrances:

*“At the time of subdivision the said lots did not have operational domestic water supplies/ farming water supplies/ power connections/ telecommunications connections/ vehicle entrances. Supplies/ connections/ complying vehicle entrances, when required, must be installed entirely at the cost in all matters of the then owner.”*

- k. The following must be registered as a Consent Notice on the Records of Title to be issued for Lots 3 **(held with Lots 15 and 16)**, 4, 5, 6 and Lot 2 DP 567678:

*“No future land use or development will occur, other than those activities permitted by the MPDC District Plan or authorised by the Ashbourne Landuse and Subdivision consents (Council ref: 101.2025.13180 and 102.2025.13180 **102.2025.13388 and 102.2025.13389**). The said lots are intended for future development in accordance with the said land-use and subdivision consents and do not have connections to reticulated urban services. Servicing of the future urban development on Lots 4 - 6 hereon will be established in accordance with the conditions of the said Ashbourne consents and the Private Developer Agreement between the Consent Holder and the Council. The proposed solar farms on Lots 3 **(held with Lots 15 and 16)** and **7 Lot 2 DP 567678** hereon do not have connections to urban services or complying vehicle entrances. Services to supply the solar farms and vehicle entrances must be installed at the time of development in accordance with the said landuse consents and entirely at a cost in all matters of the Consent Holder.*

**Covenant**

- l. The Consent Holder must register the following Covenant on the Record of Title for consented Lot 3 **(held with Lots 15 and 16)** (Southern Solar Farm) relating to the adjoining organic farming operation and generally worded as follows:

*“That that no sprays or treatments may be used on the property that do not comply with the organic farming practices on 72 Hinuera Road, Matamata (legally described as Part Lot 1 Deposited Plan South Auckland 5900). Further that the lot owner will make no complaint, submission, appeal, or objection in relation to the lawful farming practices on 72 Hinuera Road, Matamata (legally described as Part Lot 1 Deposited Plan South Auckland 5900)”.*

- m. The Consent Holder will supply a solicitor’s undertaking that the land covenant above, as approved by Council, will be registered with LINZ.

**Advice Note: the following undertakings should be provided by the consent holder’s solicitor in relation to the registration of the Land Covenant. The undertakings are to be drafted on the basis that Council, or its representative, will be a party to the e-dealing.**

**“We undertake:**

- 1) we hold a duly signed Client Authority and Instruction form (as approved by the New Zealand Law Society and the Registrar-General of Land) from our client authorising registration of the Land Covenant (“Instrument”);**
- 2) we have certified and signed the Instrument;**
- 3) we have provided you with a copy of any required mortgagee or charge holder’s consent;**
- 4) to submit the Instrument immediately upon your release of the same;**
- 5) not to attempt any alteration of such Instrument;**
- 6) to provide you with post registration title searches and view instrument details of all instruments contained in the e-dealing immediately following registration; and**
- 7) to remedy promptly any requisition or rejection of documents prepared by us and forming part of this or any related dealing which affects this dealing and to bring to your attention promptly any rejection or requisition of documents prepared by you.”**

**Advice note:**

Consent to cancel the **amalgamation conditions**, consent notices, covenants and easements on the existing Records of Title will need to be obtained. The Fast Track Approvals Act 2024 does not provide for the cancellation of **instruments** consent notices pursuant to Section 221(3), Section 241(3) and Section 243(e) of the Resource Management Act 1991. The following is a list of [incomplete] cancellations known at the time of granting consent, others may be required:

**Easements**

- a. Pursuant to Section 243(e) of the RMA, the conditions as to the creation of the easements marked:
  - i. “X” on DP XXXX and created by Easement Instrument 7422421.6;
  - i. “X” on DP XXXX and created by Easement Instrument 7390609.4;
  - ii. “X” on DP XXXX and created by Easement Instrument 7835210.3; and
  - iii. “X” on DP XXXX and created by Easement Instrument 12244095.3, are to be cancelled.
- b. Pursuant to Section 243(e) of the RMA, the conditions as to the creation of the easements marked:
  - i. “X” on DP XXXX and created by Easement Instrument 7422421.5, to the extent that xxxx; and
  - ii. “X” on DP XXXX and created by Easement Instrument 7422421.7, to the extent that xxxx, are to be partially cancelled.

**Amalgamation conditions**

- a. Pursuant to Section 241(3) of the RMA, the Council resolves to cancel, the amalgamation conditions

requiring Lot 2 DP 567678 and Lot 2 DP 21055 to be held in the same Record of Title.

- b. Pursuant to Section 241(3) of the RMA, the Council resolves to cancel, the amalgamation conditions requiring Lot 204 DP 535395 and Lots 25 and 106 DP 393306 to be held in the same Record of Title.

Consent Notices

- a. Pursuant to Section 221(3) of the RMA, the Council resolves to cancel the following Consent Notices:

- i. Consent Notice 7422421.2 on Lot X DP XXX held in Record of Title xxx;
- ii. Consent Notice 7422421.3 on Lot X DP XXX held in Record of Title xxx;
- iii. Consent Notice 7390609.2 on Lot X DP XXX held in Record of Title xxx; and
- iv. Consent Notice 12244095.2 on Lot X DP XXX held in Record of Title xxx.

**APPENDIX 1**

Document	Author	Date	Document Version
AEE – Volume 2: Day Zero Subdivision	Barker and Associates	14/07/2025	A
Proposed Scheme Plan	Maven Associates	03/2026	O
Instruments and Consent Cancellation Assessment	Barker and Associates	-	-