



Proposed Conditions of Consent - SL1 Residential South

Golden Ridge Farm Limited & Golden Ridge Park Limited

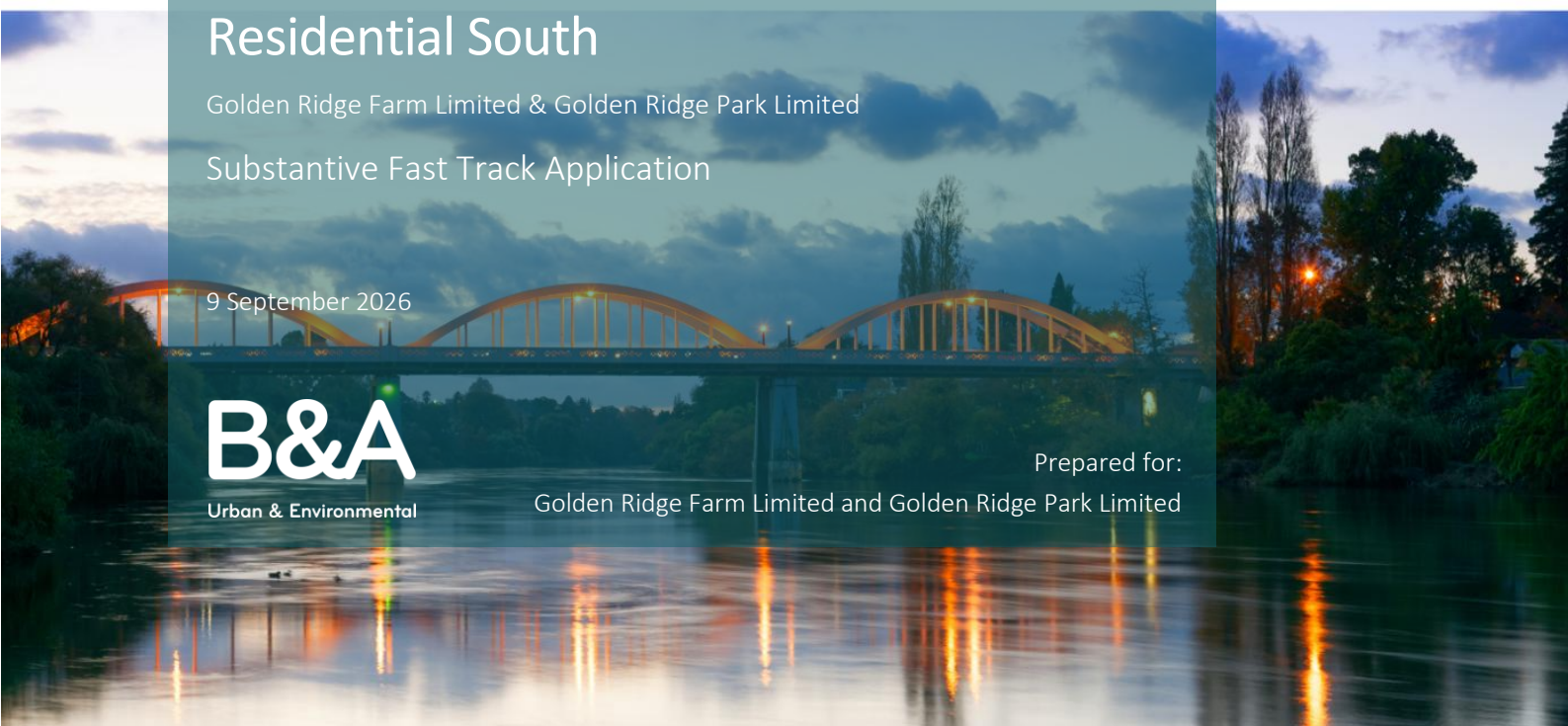
Substantive Fast Track Application

9 September 2026

B&A

Urban & Environmental

Prepared for:
Golden Ridge Farm Limited and Golden Ridge Park Limited



1.0 Part A - WDC Land Use Consent (Contaminated Land / NES:CS)

1.1 Conditions Set Overview

This consent authorises activities on land that is potentially contaminated, in accordance with the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NES:CS). The Site is located at 49A and 49B Saxbys Road and comprises the five land parcels described in Section 2.2 below. Activities authorised include site investigation, soil sampling, any necessary remediation, and associated earthworks on land subject to HAIL activities.

This consent must be read in conjunction with:

- **Part A – Waipā DC Land Use Consent (Contaminated Land / NES:CS)**
- Part B – Waipā DC Land Use Consent
- Part C – Waipā DC Subdivision Consent
- Part CO – Waipā DC Day 0 Subdivision Consent
- Part D – WRC Land Disturbance Consent
- Part E – WRC Water Permit (Diversion of Catchment Tributaries)
- Part F – WRC Groundwater Diversion and Discharge
- Part G – WRC Water Permit (Temporary Groundwater Take)
- Part H – WRC Stormwater Diversion and Discharge
- Part I – WRC NES-FM Wetlands Consent
- Part J – Wildlife Act Authority
- Part K – WRC Riverbed Disturbance* (Refer to Section 4.0 – Volume 2).
- Part L - WRC NES-FM Reclamation Consent* (Refer to Section 4.0 – Volume 2).

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2.1 Abbreviations and Definitions

In these conditions, unless the context otherwise requires, the following abbreviations have the meanings set out below:

Abbreviation	Definition
ACM	Asbestos-containing material
AEE	Assessment of Environmental Effects
CSMP	Contaminated Soil Management Plan
CSMRP	Contaminated Soil Management and Remediation Plan
CSRAP	Contaminated Soils and Remediation Action Plan
DSI	Detailed Site Investigation
HAIL	Hazardous Activities and Industries List
HNZPT	Heritage New Zealand Pouhere Taonga
Mana Whenua	Ngaati Wairere, Ngaati Maahanga, Ngaati Tamainupoo, Ngaati Hauaa, Ngaati Koroki-Kahukura and Ngaati Apakura
NES:CS	Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011
PPE	Personal protective equipment
Project SQEP	The SQEP appointed under Condition 9 as responsible for all contaminated land assessment and management activities under this consent
RAP	Remedial Action Plan
RMA	Resource Management Act 1991
Site	The land at 49A and 49B Saxbys Road comprising the five parcels described in Section 2.2
SQEP	Suitably Qualified and Experienced Person/Professional
SVOC	Semi-volatile organic compound
SVR	Site Validation Report
WDC	Waipā District Council

WRC	Waikato Regional Council
the Consent Holder	Golden Ridge Farm Limited and Golden Ridge Park Limited

2.2 Consent Particulars Table

Resource Consent:	XX
Grants to:	Golden Ridge Farm Limited and Golden Ridge Park Limited
Commencement date:	XX
Lapse date:	Fifteen (15) years from the date of commencement unless it has been given effect to, surrendered, or cancelled at an earlier date.
Location:	49A and 49B Saxbys Road. The landholding comprises Part Lot 2 Deposited Plan 25668 and Part Lot 1 Deposited Plan 25668 (33.64 ha), held by Golden Ridge Farm Limited; Lot 2 Deposited Plan 589463 (22.2086 ha), held by Golden Ridge Park Limited; Part Lot 1 Deposited Plan 25668 (26.4563 ha), held by Golden Ridge Farm Limited; and Lot 3 Deposited Plan 394366 and Lot 1 Deposited Plan South Auckland 51518 (7.58 ha), held by Golden Ridge Farm Limited. The total landholding is approximately 89.9 ha, of which the Site is approximately 46 ha.

2.3 General Conditions

- (1) The activities authorised by this consent must be undertaken in general accordance with the information and plans submitted by the Consent Holder in support of the consent application. In the event of a conflict between the application documents and the conditions of this consent, the conditions prevail.
- (2) A copy of this consent and any certified Management Plans 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 a WDC officer or agent.
- (3) The Consent Holder must be responsible for all contracted operations relating to the exercise of this consent and must ensure contractors are made aware of the conditions of this consent and ensure compliance.
- (4) Any reference in these conditions to a New Zealand Standard or guideline document includes any later version that amends or replaces it.
- (5) The Consent Holder must advise WDC in writing at least five (5) working days prior to the commencement of any site investigation works or earthworks on any HAIL land on the Site.

2.4 Fees & Charges

- (6) The Consent Holder must pay to WDC 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.

2.5 Consent Lapse

- (7) This consent lapses fifteen (15) years from the date of commencement unless it has been given effect to, surrendered, or cancelled at an earlier date.

2.6 Review

- (8) WDC may at any time 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 not identified in the AEE has arisen; or
 - (b) the magnitude of adverse effects is materially larger than indicated in the AEE.

2.7 Pre-Start Requirements

- (9) The Consent Holder must appoint a SQEP to be responsible for all contaminated land assessment and management activities under this consent (Project SQEP). WDC must be notified of the Project SQEP's name and contact details before works commence. Should the Project SQEP change, WDC must be notified in writing immediately.
- (10) Prior to commencing any site investigation works or earthworks on HAIL land on the Site, the Consent Holder must hold a pre-start meeting with WDC. The meeting must be held not less than five (5) working days before commencement.

2.8 Mana Whenua and Cultural

- (11) At least twenty (20) working days prior to commencement of site investigation works or earthworks on any HAIL land, the Consent Holder must give written notice to Ngaati Wairere, Ngaati Maahanga, Ngaati Tamainupoo, Ngaati Hauaa, Ngaati Koroki-Kahukura and Ngaati Apakura (Mana Whenua) of the proposed activities.

2.9 Site Investigation

- (12) Before any earthworks commence on any part of the Site identified as HAIL land, a Detailed Site Investigation (DSI) must be completed for that part of the Site by the Project SQEP. The DSI must:
 - (a) characterise the nature, extent, and concentration of any contaminants present;
 - (b) assess the risk to human health and the environment from those contaminants;
 - (c) evaluate whether the Site is suitable for the proposed end use without remediation, or whether remediation is required; and
 - (d) be submitted to WDC for review prior to any earthworks commencing on the relevant area.

- (13) The DSI must be prepared in accordance with the Ministry for the Environment's Contaminated Land Management Guidelines and the requirements of the NES:CS. The DSI must address all HAIL activities identified as occurring on or adjacent to the Site, being:
 - (a) HAIL E1 – asbestos products manufacture or disposal, including sites with buildings containing asbestos products known to be in a deteriorated condition (current and former structures); and
 - (b) HAIL I – any other land that has been subject to the intentional or accidental release of a hazardous substance in sufficient quantity that it could be a risk to human health or the environment.
- (14) Where the DSI identifies that contaminants are present at concentrations exceeding the applicable NES:CS standards for the proposed end use, a Remedial Action Plan (RAP) must be prepared by the Project SQEP and submitted to WDC for written approval before remediation commences.

2.10 Contaminated Soil Management Plan

The objective of the CSRAP is to outline the remediation and/or management of contaminated soil during earthworks to mitigate the risk posed by contaminants to human health and the environment. This CSRAP details the appropriate procedures for dealing with impacted soil within the development area including procedures to be followed should an unexpected discovery of impacted soil occur during site redevelopment

- (15) Prior to commencing any earthworks on HAIL land, the Consent Holder must prepare a Contaminated Soil Management Plan (CSMP) for the relevant stage of works, and submit it to WDC for certification. The CSMP must be prepared by the Project SQEP.
- (16) The CSMP must include, at a minimum:
 - (a) a summary of DSI findings for the relevant area;
 - (b) procedures for the identification, classification, handling, stockpiling, and disposal of contaminated material;
 - (c) procedures for managing unexpected contamination discovered during works (refer Conditions 27 to 28);
 - (d) procedures for monitoring and reporting;
 - (e) soil classification criteria (clean fill, contaminated fill, hazardous waste);
 - (f) approved disposal locations for each class of contaminated material; and
 - (g) a process for ongoing review and amendment.
- (17) WDC must notify the Consent Holder within twenty (20) working days whether the CSMP is certified. No earthworks on HAIL land may commence until the CSMP covering the relevant area is certified.

2.11 Earthworks on Contaminated Land

- (18) All earthworks on HAIL land must be undertaken in accordance with the certified CSMP and must be supervised by the Project SQEP or a suitably trained delegate.

- (19) Contaminated soil must not be used as fill anywhere on the Site without the prior written approval of WDC and confirmation from the Project SQEP that the proposed reuse will not create an unacceptable risk to human health or the environment.
- (20) Contaminated soil or material unsuitable for reuse on the Site must be disposed of at an approved facility in accordance with the certified CSMP. Disposal records must be kept and made available to WDC upon request.
- (21) Dust generated from earthworks on HAIL land must be managed to prevent the spread of contaminated dust beyond the Site boundary. Dust suppression measures must be implemented and maintained in accordance with the certified CSMP.
- (22) Surface water runoff from areas of contaminated soil must be managed to prevent discharge of contaminated water to any watercourse, stormwater system, or groundwater. Containment and treatment measures must be in place before earthworks on HAIL land commence.
- (23) All plant and machinery used on HAIL land must be decontaminated before being moved to uncontaminated areas of the Site or removed from the Site.

2.12 Verification

- (24) Upon completion of remediation works in any area of the Site, the Project SQEP must prepare a Site Validation Report (SVR) confirming that:
 - (a) all remediation works have been completed in accordance with the approved RAP;
 - (b) post-remediation soil testing confirms that contaminant concentrations are below the applicable NES:CS standards for the proposed end use; and
 - (c) the Site (or relevant part thereof) is suitable for the proposed residential use.
- (25) The SVR must be submitted to WDC for written acceptance before any residential construction, subdivision works, or related earthworks commence in the relevant area.
- (26) WDC must notify the Consent Holder within twenty (20) working days of receipt whether the SVR is accepted. If WDC does not accept the SVR, WDC must provide reasons, and the Consent Holder must address those reasons before resubmitting.

2.13 Reporting

- (27) The Consent Holder must provide WDC with an annual report summarising: site investigation and remediation activities completed during the preceding 12 months; SVRs accepted by WDC; areas of the Site remaining to be investigated or remediated; and the proposed programme for the next 12 months.
- (28) All site investigation reports, SVRs, and monitoring records must be retained by the Consent Holder for the full duration of this consent and made available to WDC upon request.

2.14 Contaminated Soil Management and Remediation Plan (CSMRP)

- (29) Soil disturbance, remediation, disposal and site development works must be undertaken generally in accordance with the Detailed Site Investigation – Southern Block, prepared by

Swiftsure Consultants Ltd, Final, dated 30 August 2026 ("DSI"), except where modified by the conditions of this consent or a certified Contaminated Soil Management and Remediation Plan.

- (30) Prior to any soil disturbance, demolition, bulk earthworks, subdivision works or change in land use, the Consent Holder must submit a Contaminated Soil Management and Remediation Plan (CSMRP) to the consent authority for certification. The objective of the CSMRP is to ensure that contaminated or potentially contaminated soils are identified, managed, remediated, validated, reused or disposed of in a manner that protects construction workers, future site users, the public and the environment from unacceptable risk. The CSMRP must be prepared by a suitably qualified and experienced contaminated land practitioner and must include, as a minimum:
- (a) the location and extent of identified HAIL areas;
 - (b) the location and extent of known or suspected contamination hotspots;
 - (c) contaminants of concern, including asbestos, lead, cadmium, arsenic, copper, zinc, nickel and SVOCs where relevant;
 - (d) methodology for further delineation sampling;
 - (e) remediation criteria;
 - (f) soil handling, excavation and segregation procedures;
 - (g) procedures for asbestos-contaminated soil and ACM;
 - (h) soil classification and off-site disposal requirements;
 - (i) dust management measures;
 - (j) erosion and sediment control measures;
 - (k) stormwater and groundwater management measures;
 - (l) worker health and safety procedures;
 - (m) unexpected contamination discovery procedures;
 - (n) validation sampling requirements;
 - (o) reporting requirements; and
 - (p) procedures for managing acid sulphate soils, if encountered.
- (31) Prior to remediation or bulk earthworks in areas of known exceedance, the Consent Holder must undertake further delineation sampling to confirm the lateral and vertical extent of contamination. Further delineation must include, as relevant:
- (a) halo sampling around identified exceedances;
 - (b) sampling of excavation bases and sidewalls;
 - (c) targeted sampling around former and existing buildings, being House 1, House 2, the former dwelling footprint, the farm shed and the disused garage;
 - (d) targeted sampling around the disused milking shed, where asbestos was identified in soil above the residential human health criteria;

- (e) targeted sampling within the laydown / storage area;
 - (f) sampling around any suspected ACM debris;
 - (g) sampling for heavy metals and asbestos; and
 - (h) additional testing for SVOCs or other contaminants where field observations indicate potential contamination.
- (32) Prior to demolition, removal or disturbance of any existing building or structure, the Consent Holder must engage a competent asbestos surveyor to assess the risk posed by asbestos-containing materials. Any asbestos-containing materials must be managed and removed in accordance with the Health and Safety at Work (Asbestos) Regulations 2016 and the Approved Code of Practice for the Management and Removal of Asbestos.
- (33) All excavated soil must be classified before off-site disposal. Any contaminated soil removed from the Site must be transported by a suitably licensed contractor to a facility authorised to accept the material. The Consent Holder must retain disposal dockets, weighbridge records and facility acceptance records for all soil removed from the Site.
- (34) The Site is classified as having a high probability of the occurrence of acid sulphate soils. Where acid sulphate soils are encountered or suspected during earthworks, the Consent Holder must implement risk-based management measures, having regard to Waikato Regional Council Technical Report 2023/24 (Waikato region acid sulphate soils preliminary risk assessment), to avoid or minimise adverse effects on sensitive receptors, including surface water and aquatic ecosystems. Management measures may include:
- (a) minimising disturbance of acid sulphate soils;
 - (b) minimising exposure of soils to oxygen;
 - (c) segregation and appropriate treatment or disposal;
 - (d) monitoring of pH where required;
 - (e) preventing acidic runoff from entering stormwater, surface water or groundwater; and
 - (f) implementing any additional measures recommended by a suitably qualified practitioner.
- (35) If unexpected contamination is encountered during works, including asbestos-containing material, odour, staining, uncontrolled fill, building waste, buried waste or hydrocarbon-impacted soils, the Consent Holder must:
- (a) immediately stop works in the affected area;
 - (b) isolate the affected area;
 - (c) notify the contaminated land specialist;
 - (d) undertake further investigation and sampling as directed by the contaminated land specialist;
 - (e) implement appropriate management or remediation measures; and
 - (f) not recommence works in the affected area until authorised by the contaminated land specialist.

2.15 Contaminated Soils and Remediation Action Plan (CSRAP)

- (36) Prior to demolition, remediation, soil disturbance or bulk earthworks, the Consent Holder must submit a final Contaminated Soils and Remediation Action Plan (CSRAP) to the consent authority for certification. The CSRAP must be prepared by a suitably qualified and experienced contaminated land practitioner and must be generally in accordance with the Contaminated Soils and Remediation Action Plan: Southern Block – Stage 1 Residential, prepared by Swiftsure Consultants Ltd, Final, dated 30 August 2026 ("CSRAP"). All remediation, soil disturbance, soil management and disposal works must be undertaken in accordance with the certified CSRAP.
- (37) Remediation works must be undertaken following demolition of buildings and structures, and prior to bulk earthworks across the wider Site, unless otherwise certified by the contaminated land specialist.
- (38) Contaminant-impacted soils must be remediated by excavation and off-site disposal unless an alternative method is certified by the contaminated land specialist. Excavation depths must be confirmed by delineation and validation sampling but are anticipated to include:
 - (a) shallow surface removal of approximately 100 to 200 mm below ground level around buildings affected by lead, zinc and asbestos; and
 - (b) deeper excavation, generally up to 300 mm below ground level or to natural subsoil, where contamination hotspots are delineated to be deeper.
- (39) Remediation and validation must assess soil suitability against the adopted criteria for the proposed land use, including:
 - (a) NES:CS Soil Contaminant Standards for the residential (10% produce) land use scenario;
 - (b) Landcare Research Eco-Soil Guideline Values for typical soil, aged contamination source and residential land use; and
 - (c) Guidelines for Assessing and Managing Asbestos in Soil.

Advice Note: The adopted remediation criteria for the residential land use are arsenic 20 mg/kg, cadmium 3 mg/kg, copper 240 mg/kg, lead 210 mg/kg, zinc 300 mg/kg, asbestos fines / friable asbestos 0.001% w/w, and asbestos-containing material 0.01% w/w.
- (40) Following excavation of contaminated soil, the Consent Holder must ensure that validation sampling is undertaken by a contaminated land specialist. Validation sampling must include samples from excavation bases and, where required, sidewalls. Where validation results exceed adopted remediation criteria, further excavation and validation sampling must be undertaken unless the residual contamination is to be managed in accordance with a certified long-term management plan.
- (41) Where contaminated material remains onsite above adopted guideline values, the Consent Holder must:
 - (a) prepare a Long-Term Management Plan;
 - (b) clearly identify the retained contaminated material by placing a coloured geotextile marker layer before placement of cleanfill;

- (c) place cleanfill or other approved cover over the retained material;
 - (d) survey the extent of retained contamination;
 - (e) record the retained contamination on as-built drawings; and
 - (f) provide the records to the consent authority.
- (42) All excavated material must be classified based on analytical results before disposal. Contaminated soil must be transported off-site by a suitably licensed contractor to a disposal facility authorised to accept the material. The Consent Holder must obtain and retain landfill acceptance records, weighbridge dockets and disposal receipts for every load removed from the Site.
- (43) Any fill imported to the Site must meet the Waste Management Institute New Zealand definition of cleanfill, unless otherwise certified by the contaminated land specialist. The Consent Holder must keep records of the source, type and quantity of all imported fill.
- (44) Soils across the wider Site that exceed background concentrations but do not require remediation must be treated as managed fill unless a contaminated land specialist confirms otherwise. Managed fill must be handled, reused or disposed of in accordance with the certified CSRAP.
- (45) Prior to entering the earthworks or remediation area, all contractors, subcontractors and visitors must complete a site induction. The induction must address:
- (a) potential contaminants;
 - (b) soil handling procedures;
 - (c) hygiene requirements;
 - (d) PPE requirements;
 - (e) dust controls;
 - (f) sediment controls;
 - (g) unexpected contamination procedures; and
 - (h) incident reporting.
- (46) All personnel working with or near potentially contaminated soils must use appropriate PPE and hygiene measures, including:
- (a) washable safety footwear;
 - (b) disposable nitrile gloves where soil is handled;
 - (c) P2 dust masks where contaminated dust may be generated;
 - (d) hand washing before eating, drinking or smoking;
 - (e) no eating in the works area; and
 - (f) avoidance of unnecessary soil contact.
- (47) The Consent Holder must implement dust controls during remediation and earthworks, including:
- (a) restricting vehicle access to excavated areas;

- (b) wetting exposed soils as required;
 - (c) covering stockpiles where dust cannot be adequately controlled;
 - (d) avoiding dust-generating works during high winds where practicable; and
 - (e) ensuring water application does not cause ponding or runoff to stormwater drains or water bodies.
- (48) The Consent Holder must install and maintain erosion and sediment controls throughout remediation and earthworks. Controls must include, as a minimum:
- (a) a stabilised site entrance;
 - (b) perimeter sediment controls such as silt fencing or bunds;
 - (c) vehicle-cleaning facilities;
 - (d) daily inspection of stormwater and sediment controls; and
 - (e) inspection following significant rainfall events.
- (49) Any temporary stockpile of potentially contaminated material must be:
- (a) located within an appropriate controlled area;
 - (b) bunded;
 - (c) covered with geotextile or equivalent when left overnight;
 - (d) managed to prevent dust generation; and
 - (e) protected by sediment controls.
- (50) The Consent Holder must implement stormwater controls to prevent sediment or contaminants discharging to the environment. If significant volumes of groundwater or surface water require removal from the Site, the management approach must be reassessed by the contaminated land specialist before discharge or disposal. No contaminated water may be discharged to land, stormwater, groundwater or surface water unless authorised.
- (51) If unexpected indicators of contamination are encountered during earthworks, works in the affected area must stop and the contaminated land specialist must be contacted. Unexpected indicators include:
- (a) asbestos-containing material;
 - (b) hydrocarbon or solvent odours;
 - (c) staining;
 - (d) uncontrolled fill;
 - (e) building waste; or
 - (f) buried waste.

Works must not recommence in the affected area until the contaminated land specialist has assessed the material and confirmed appropriate management measures.

- (52) Following completion of remediation works, the Consent Holder must provide a Site Validation Report to the consent authority. The Site Validation Report must be prepared by a suitably qualified and experienced contaminated land practitioner and must include:
- (a) a summary of remediation works undertaken;
 - (b) validation sampling results;
 - (c) confirmation of whether remediation criteria have been achieved;
 - (d) details of contamination remaining onsite;
 - (e) quantities of soil removed off-site;
 - (f) disposal documentation;
 - (g) imported fill records;
 - (h) records of unexpected discoveries, complaints or health and safety incidents;
 - (i) any asbestos clearance documentation; and
 - (i) confirmation of site suitability for the proposed land use, or any further management required.

1.0 Part B – WDC Land Use Consent

1.1 Conditions Set Overview

This conditions set is structured in three sections. Section 1 sets out the general and pre-start conditions that apply across the entire development, including general obligations, fees, consent lapse, pre-start requirements, iwi and cultural conditions, all required management plans, engineering conditions of general application, and vehicle crossing requirements. Section 2 sets out the land use staging conditions specific to each stage of the residential development, comprising the framework staging condition and stage-specific conditions for Stages 1–5, and the neighbourhood commercial node. Section 3 is a repository for all remaining specialist and technical conditions, grouped under subheadings covering geotechnical conditions, engineering certification, landscaping, reserve and firefighting conditions, completion reports, infrastructure agreements, water supply, wastewater, ecological conditions, transport, retaining walls, and enabling works.

This consent must be read in conjunction with:

- Part A – Waipā DC Land Use Consent (Contaminated Land / NES:CS)
- **Part B – Waipā DC Land Use Consent**
- Part C – Waipā DC Subdivision Consent
- Part CO – Waipā DC Day 0 Subdivision Consent
- Part D – WRC Land Disturbance Consent
- Part E – WRC Water Permit (Diversion of Catchment Tributaries)
- Part F – WRC Groundwater Diversion and Discharge
- Part G – WRC Water Permit (Temporary Groundwater Take)
- Part H – WRC Stormwater Diversion and Discharge
- Part I – WRC NES-FM Wetlands Consent
- Part J – Wildlife Act Authority
- Part K – WRC Riverbed Disturbance
- Part L - WRC NES-FM Reclamation Consent* (Refer to Section 4.0 – Volume 2).

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2.1 Abbreviations and Definitions

In these conditions, unless the context otherwise requires, the following abbreviations have the meanings set out below:

Abbreviation	Definition
ADP	Accidental Discovery Protocol
AEE	Assessment of Environmental Effects
AEP	Annual Exceedance Probability
ARI	Average Recurrence Interval
ASSMP	Acid Sulphate Soils Management Plan
B&A	Barker & Associates Limited
BBO	Bloxam Burnett & Olliver Ltd
BPMP	Buffer Planting Management Plan
CAR	Corridor Access Request
CIA	Cultural Impact Assessment
CMP	Construction Management Plan
CNVMP	Construction Noise and Vibration Management Plan
CommMP	Communications Management Plan
CPE	Chartered Professional Engineer
CSMP	Contaminated Soils Management Plan
CTMP	Construction Traffic Management Plan
CVA	Te Awa Koiora – SL1 Stage 1 Cultural Values and Effects Assessment, prepared by Pouwhenua Consultancy Limited, dated June 2026
Design Guidelines	The SL1 Residential Design Guidelines prepared by B&A.
DMP	Dust Management Plan
DRP	Design Review Panel
EcIA	Ecological Impact Assessment

EMP	Earthworks Management Plan
EWMP	Southern Links 1 Residential Earthworks Management Plan, prepared by Maven Waikato Limited, Project 298001, dated 24 August 2026
EcolMP	Ecological Management Plan
ESCMP	Erosion and Sediment Control Management Plan
EPA	Environmental Protection Authority
FENZ	Fire and Emergency New Zealand
FTAA	Fast-track Approvals Act 2024
GCR	Geotechnical Completion Report
GEMP	Geotechnical Effects Management Plan
GRFL	Golden Ridge Farm Limited
GRPL	Golden Ridge Park Limited
HCV	Heavy Commercial Vehicle
HPMV	High Productivity Motor Vehicle
HSL	Hamilton Southern Links
HNZPT	Heritage New Zealand Pouhere Taonga
IAWAI	IAWAI – Flowing Waters
IDA	Infrastructure Delivery Agreement
ITA	Integrated Transport Assessment
2026 ITA	SL1 Industrial and Residential Integrated Transport Assessment, prepared by Bloxam Burnett & Olliver Ltd, dated 26 August 2026
JOAL	Jointly Owned Access Lot
LandMP	Landscape Maintenance Plan
LP	Landscape Plan
NES:CS	National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health Regulation 2011

NES-FM	National Environmental Standards for Freshwater
NZTA	New Zealand Transport Agency Waka Kotahi
PDA	Private Developer Agreement
RITS	Regional Infrastructure Technical Specifications 2025
RMA	Resource Management Act 1991
RDG	SL1 Residential Design Guidelines
SDP	Stage Development Plan
Site	The land subject to this resource consent, being Part Lot 2 Deposited Plan 25668 and Part Lot 1 Deposited Plan 25668, Lot 2 Deposited Plan 589463, Part Lot 1 Deposited Plan 25668, and Lot 3 Deposited Plan 394366 and Lot 1 Deposited Plan South Auckland 51518 (49A and 49B Saxbys Road), being approximately 46 ha of a total landholding of approximately 89.9 ha
SL1 TWWG	Southern Links 1 Tangata Whenua Working Group
SMP	Stormwater Management Plan
SSTMP	Site-Specific Traffic Management Plan
STMS	Site Traffic Management Supervisor
SQEP	Suitably Qualified and Experienced Person/Professional
TTM	Temporary Traffic Management
UTA	Updated Transport Assessment
WDC	Waipā District Council
WRC	Waikato Regional Council
Consent Holder	Golden Ridge Farm Limited and Golden Ridge Park Limited

2.2 Consent Particulars Table

Resource Consent:	XX
Grants to:	Golden Ridge Farm Limited and Golden Ridge Park Limited
Commencement date:	XX
Lapse date:	Fifteen (15) years from the date of commencement unless it has been given effect to, surrendered, or cancelled at an earlier date.
Location:	49A and 49B Saxbys Road. The landholding comprises Part Lot 2 Deposited Plan 25668 and Part Lot 1 Deposited Plan 25668 (33.64 ha), held by Golden Ridge Farm Limited; Lot 2 Deposited Plan 589463 (22.2086 ha), held by Golden Ridge Park Limited; Part Lot 1 Deposited Plan 25668 (26.4563 ha), held by Golden Ridge Farm Limited; and Lot 3 Deposited Plan 394366 and Lot 1 Deposited Plan South Auckland 51518 (7.58 ha), held by Golden Ridge Farm Limited. The total landholding is approximately 89.9 ha, of which the Site is approximately 46 ha.

3.0 Section 1 – General And Pre-Start Conditions

3.1 General Conditions

- (1) The proposal must proceed in general accordance with the information and plans submitted with the application, and all supporting information, except where otherwise required by the resource consent conditions. Where there is any discrepancy between the application documents and the conditions, the conditions shall prevail.
- (2) A copy of this resource consent and any certified Management Plans shall be kept on Site at all times that the works authorised by this consent are being undertaken and shall be produced without unreasonable delay upon request from a WDC officer or agent.
- (3) The Consent Holder shall be responsible for all contracted operations relating to the exercise of this consent and must ensure contractors are made aware of the conditions of this consent and ensure compliance with those conditions.
- (4) Any reference in these conditions to a New Zealand Standard includes any later New Zealand Standard that amends or replaces it.
- (5) The Consent Holder must advise WDC 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.

3.2 Fees & Charges

- (6) The Consent Holder must pay to WDC 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. This includes the reasonable costs incurred by WDC arising from supervision and monitoring of this consent, including routine inspections, liaison with the Consent Holder, responding to complaints or enquiries, and review and assessment of compliance with conditions.

3.3 Consent Lapse

- (7) This consent shall lapse fifteen (15) years from the date of commencement unless it has been given effect to, surrendered, or been cancelled at an earlier date.

3.4 Review

- (8) WDC may, once per year, 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 not identified in the AEE has arisen; or
 - (b) the magnitude of adverse effects from the Project is materially larger than indicated in the AEE.

3.5 Pre-Start Requirements

- (9) The Consent Holder must appoint a single Site Manager prior to commencement of any works as WDC's principal contact for matters relating to this consent. WDC must be informed of the representative's name and contact details prior to this consent being exercised. Should that person change during the term of this consent, the Consent Holder must immediately give written notice to WDC of the new representative's name and contact details.
- (10) Prior to the commencement of activities on Site, the Consent Holder must hold a pre-start meeting on the Site, scheduled not less than five (5) working days before commencement of activities. The meeting must include representatives of the contractor(s) and all relevant technical specialists required on Site during works (e.g. engineers, ecologist).
- (11) No Management Plans or detailed design/engineering plans will be accepted for certification/approval by WDC until the Consent Holder has supplied an electronic file containing all application documents, indexed and referenced, with each document allocated a unique document number and named in accordance with the following convention: Unique Document Number – Document Title – Author – Document date – Document Version.
- (12) The consented activities authorised by this consent must not be undertaken until the Day 0 subdivision consent (Part C0) has received Section 224(c) certification from WDC.

3.6 Communications Plan

- (13) Prior to the commencement of construction, the Consent Holder must prepare a Communications Plan and submit it to WDC at least twenty (20) working days prior to the start of construction. The Communications Plan must include:
- (a) contact details of the Project Liaison Person;
 - (b) a list of stakeholders;
 - (c) details of communication activities proposed;
 - (d) details of the complaint management process;
 - (e) details of consultation requirements; and
 - (f) the process for ongoing review and amendment.

3.7 Complaints Management

- (14) The Consent Holder must maintain a Complaints Log recording:
- (a) date, time and type of complaint;
 - (b) complainant details (name, address, phone if provided);
 - (c) location of complaint;
 - (d) weather conditions and wind direction at the time of any dust or noise complaint;
 - (e) likely cause;
 - (f) response of the Consent Holder including corrective action; and
 - (g) future actions to avoid reoccurrence.

The Consent Holder must notify WDC of any complaint within two (2) working days and advise WDC and the complainant of the outcome and measures taken within five (5) working days.

3.8 Iwi and Cultural

- (15) At least twenty (20) working days prior to commencement of each stage of earthworks, the Consent Holder must give written notice to representatives of Ngaati Wairere, Ngaati Maahanga, Ngaati Tamainupoo, Ngaati Hauaa, Ngaati Koroki-Kahukura, and Ngaati Apakura to:
- (a) clarify the Accidental Discovery Protocol (ADP);
 - (b) obtain names and contact details of iwi representatives for cultural advice in the event of a discovery; and
 - (c) arrange inspections if desired.

At least ten (10) working days prior to commencement of construction, Ngaati Wairere, Ngaati Maahanga, Ngaati Tamainupoo, Ngaati Hauaa, Ngaati Koroki-Kahukura, and Ngaati Apakura must also be invited to: attend the pre-start meeting; provide a karakia prior to commencement; deliver a cultural induction for key Site personnel; and monitor earthworks.

- (16) The Consent Holder must invite Ngaati Wairere, Ngaati Maahanga, Ngaati Tamainupoo, Ngaati Hauaa, Ngaati Koroki-Kahukura, and Ngaati Apakura to attend the pre-start meeting, provide a karakia prior to commencement of works, deliver a cultural induction to key Site personnel, and monitor earthworks and in-stream works as requested.
- (17) In the event that any archaeological sites, artefacts, taonga, kōiwi or other material of cultural significance are discovered during earthworks, the Consent Holder must immediately implement the Accidental Discovery Protocol (ADP), which includes: cessation of works in the affected area; notification to WDC, HNZPT, and Ngaati Wairere, Ngaati Maahanga, Ngaati Tamainupoo, Ngaati Hauaa, Ngaati Koroki-Kahukura, and Ngaati Apakura within 24 hours; and no recommencement of works until all necessary statutory authorisations are obtained.
- (18) If during construction activities any kōiwi (skeletal remains) or similar material are uncovered, works must cease within a 20 m radius of the discovery immediately, and the Consent Holder shall notify the New Zealand Police, Ngaati Wairere, Ngaati Maahanga, Ngaati Tamainupoo, Ngaati Hauaa, Ngaati Koroki-Kahukura, and Ngaati Apakura, HNZPT, and WDC's Consents Team Leader. Works shall not recommence until authorised.
- (19) Prior to the commencement of any construction works, the Consent Holder must invite Ngaati Wairere, Ngaati Maahanga, Ngaati Tamainupoo, Ngaati Hauaa, Ngaati Koroki-Kahukura, and Ngaati Apakura to discuss the implementation of the recommendations within the CIA and to confirm the approach to cultural monitoring of earthworks, dewatering, and any works near waterways or wetlands.
- (20) The outcomes of engagement with Ngaati Wairere, Ngaati Maahanga, Ngaati Tamainupoo, Ngaati Hauaa, Ngaati Koroki-Kahukura, and Ngaati Apakura regarding the CIA recommendations must be reported to WDC prior to construction commencing.

3.8.1 Cultural Values and Mana Whenua

Cultural Values

- (21) The Consent Holder shall undertake the development having regard to the cultural values and outcomes identified in the Te Awa Kōiora – SL1 Stage 1 Cultural Values and Effects Assessment, prepared by Pouwhenua Consultancy Limited on behalf of the Southern Links 1 Tangata Whenua Working Group, dated June 2026 ("CVA").

In particular, implementation of the development shall recognise the outcomes sought through:

- (a) Piko Wai – freshwater and the mauri of wai;
- (b) Piko Whenua – the ancestral landscape and cultural heritage;
- (c) Piko Taiao – indigenous biodiversity and ecological restoration; and
- (d) Piko Tangata – cultural identity, wellbeing and mana whakahaere.

Cultural Recommendations Register

- (22) Prior to commencement of bulk earthworks, the Consent Holder shall prepare a Cultural Recommendations Register in consultation with the Southern Links 1 Tangata Whenua Working Group ("SL1 TWWG").

The Register shall identify:

- (a) the relevant CVA recommendations applicable to the development;
- (b) how those recommendations are being addressed through consent conditions, management plans, detailed design or construction; and
- (c) any recommendations that remain relevant to future stages.

The Register may be updated as the development progresses and shall operate as an implementation and tracking document only.

Ongoing Engagement

- (23) The Consent Holder shall invite the SL1 TWWG to remain involved in the implementation of the development in relation to matters of cultural relevance, including:

- (a) cultural monitoring;
- (b) archaeological or accidental discoveries;
- (c) ecological and freshwater restoration;
- (d) public realm and landscape design; and
- (e) naming of roads, reserves, wetlands and significant public spaces.

Consultation shall occur sufficiently early to allow cultural advice to be considered before the relevant activity or design is finalised.

Cultural Monitoring and Accidental Discovery

- (24) Prior to commencement of bulk earthworks, the Consent Holder shall prepare, in consultation with the SL1 TWWG, a Cultural Monitoring and Accidental Discovery Protocol.

The Protocol shall include:

- (a) circumstances where cultural monitoring is required;
- (b) communication procedures between the contractor and cultural monitors;
- (c) procedures where archaeological material, taonga, kooiwi tangata, waahi tapu or other potentially culturally significant material is discovered; and
- (d) procedures for recommencement of works following a discovery.

Where such material is discovered, works within the immediate vicinity shall cease until the applicable archaeological, statutory and cultural procedures have been completed.

Management Plans

- (25) Where relevant to the subject matter of a management plan required by these consents, the Consent Holder shall provide the relevant draft management plan to the SL1 TWWG for comment before finalisation.

This may include plans relating to:

- (a) earthworks;
- (b) archaeology;
- (c) contaminated land;

- (d) freshwater and fish management;
- (e) ecological restoration; and
- (f) stormwater management.

The Consent Holder shall consider any feedback received and may incorporate practicable recommendations consistent with the consented development.

Cultural Design and Naming

- (26) During detailed design of significant public realm areas, reserves, wetlands and principal entrance features, where relevant, the Consent Holder shall consult with the SL1 TWWG regarding opportunities to incorporate appropriate mana whenua cultural narratives, indigenous planting, interpretation and cultural design elements.

Prior to submitting proposed names for new public roads, reserves, wetlands or significant public spaces to the relevant authority, the Consent Holder shall invite the SL1 TWWG to provide naming recommendations.

Nothing in this condition requires disclosure of culturally sensitive information or limits the statutory decision-making role of the relevant authority.

Resourcing

- (27) The Consent Holder shall meet the reasonable and actual costs of cultural monitoring and other cultural advisory services specifically required by these conditions, with the scope and estimated cost to be agreed between the Consent Holder and the SL1 TWWG prior to the relevant work being undertaken.

Advice Note: These conditions are intended to operate alongside the specific earthworks, stormwater, freshwater, ecological, contaminated land, archaeological and landscape conditions applying to the development.

Where a cultural outcome is already expressly addressed through another condition or approved management plan, duplication of that requirement is not necessary.

3.8.2 Archaeological Conditions

Accidental discovery protocol

- (28) If any archaeological material, koiwi tangata / human remains, taonga, Māori artefacts, or other material of potential archaeological or cultural significance is uncovered during earthworks or construction, the Consent Holder must immediately:
- (a) cease all works within 20 m of the discovery;
 - (b) secure the discovery area so that the material is not further disturbed;
 - (c) advise all site personnel of the discovery and the requirement to avoid further disturbance;
 - (d) notify the consent authority;
 - (e) notify Heritage New Zealand Pouhere Taonga;
 - (f) notify Mana Whenua; and

- (g) if koiwi tangata / human remains are suspected or identified, notify New Zealand Police.

Works must not recommence within the discovery area until the relevant statutory requirements have been met and written confirmation has been obtained from the consent authority, following consultation with Heritage New Zealand Pouhere Taonga, Mana Whenua and, where relevant, New Zealand Police.

Archaeological authority

- (29) If an archaeological site, as defined by the Heritage New Zealand Pouhere Taonga Act 2014, is identified and the site may be modified or destroyed by the works, the Consent Holder must obtain any necessary archaeological authority from Heritage New Zealand Pouhere Taonga before works affecting that site recommence.

Archaeological induction

- (30) Prior to the commencement of earthworks, the Consent Holder must ensure that all contractors and earthworks personnel are briefed on the accidental discovery protocol.

The induction must include:

- (a) the possibility of accidental archaeological or cultural discoveries;
- (b) examples of archaeological material that may be encountered, including shell, charcoal, hangi stones, artefacts, modified soils, historic remains, building foundations, bottles, ceramics, metal items, timber structures, drains, or human remains;
- (c) the requirement to stop works immediately if suspected archaeological material is uncovered;
- (d) the requirement to protect the discovery area from further disturbance; and
- (e) the notification process for the consent authority, Heritage New Zealand Pouhere Taonga, Mana Whenua and New Zealand Police, where relevant.

Mana Whenua consultation

- (31) Prior to the commencement of earthworks, the Consent Holder must provide Mana Whenua with a copy of the archaeological assessment and invite comment on:
 - (a) the findings of the assessment;
 - (b) any cultural values associated with the site;
 - (c) the accidental discovery protocol; and
 - (d) whether any additional cultural monitoring or cultural management measures are required during earthworks.

Any agreed cultural monitoring or cultural management measures must be implemented during earthworks.

Discovery record

- (32) If any archaeological or cultural material is discovered, the Consent Holder must keep a record of:

- (a) the date and time of discovery;
- (b) the location of the discovery;
- (c) a description of the material discovered;
- (d) photographs, where appropriate and culturally acceptable;
- (e) the parties notified;
- (f) advice received from Heritage New Zealand Pouhere Taonga, Mana Whenua, New Zealand Police and the consent authority;
- (g) any archaeological authority required; and
- (h) the date and basis on which works recommenced.

The record must be provided to the consent authority on request.

3.9 Management Plans

- (33) The following Management Plans (MPs) are required to be prepared and certified in accordance with the conditions of this consent:

Management Plan	Abbreviation
Construction Traffic Management Plan	CTMP
Erosion and Sediment Control Management Plan	ESCMP
Acid Sulphate Soil Management Plan	ASSMP
Earthworks Management Plan	EMP
Contaminated Soils Management Plan	CSMP
Communications Management Plan	CommMP
Construction Management Plan	CMP
Construction Noise and Vibration Management Plan	CNVMP
Dust Management Plan	DMP
Geotechnical Effects Management Plan	GEMP
Stormwater Management Plan	SMP
Buffer Planting Management Plan	BPMP
Ecological Management Plan	EcolMP

- (34) The Consent Holder must ensure that all MPs are prepared by a Suitably Qualified and Experienced Person (SQEP). Where an MP is an update of an existing draft, the update must be completed by a SQEP. The Consent Holder must submit all MPs to WDC for certification at least twenty (20) working days prior to work commencing, except where otherwise specified in these conditions.
- (35) MPs may be submitted in parts or in stages to address particular activities or to reflect the staged implementation of the development. When an MP is provided in part or for a stage, it must satisfy all certification requirements. MPs submitted to WDC must clearly show the linkage with MPs for adjacent stages and any interrelated activities or other MPs.
- (36) The certification process for MPs must be confined to confirming that each MP:
 - (a) gives effect to its objective(s);
 - (b) addresses the consent condition requirements;
 - (c) contains the required information; and
 - (d) is generally consistent with the application documents.

Within twenty (20) working days of receiving an MP for certification, WDC must notify the Consent Holder whether the MP is certified or, if not, the reasons why and the matters that must be addressed.

- (37) The Consent Holder must implement all certified MPs for the duration of the works.
- (38) Any changes and/or updates to a certified MP must be made in writing and submitted to WDC for certification. While an MP is being changed/updated, construction activity must cease unless WDC provides written confirmation that the activity may continue.

3.9.1 Construction Management Plan (CMP)

- (39) 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;
 - (c) the location of notice board(s) on Site that are readily visible and readable from a public place;
 - (d) a schedule of each construction stage including site plans, commencement date and expected duration;
 - (e) the hours of construction work, shall be (7:30 am to 6:00 pm, Monday to Saturday, with no noisy construction on Sundays or public holidays);
 - (f) machinery to be used on Site and measures to prevent contaminant spills during refuelling and machinery servicing and maintenance;
 - (g) a list of hazardous substances stored on Site, and the response in the event of a spill;
 - (h) detailed management procedures for fill placement, treatment and/or stockpiling;

- (i) measures to address the cumulative effects of working on multiple stages simultaneously;
- (j) any other details of the intended works programme; and
- (k) the process for ongoing review and amendment of the CMP to maintain its effectiveness.

3.9.2 Communications Management Plan (CommMP)

- (40) 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 include, but is not limited to:
- (a) a response to any relevant conditions of this consent;
 - (b) contact details of a single Site Manager appointed for the duration of the construction phase;
 - (c) a list of stakeholders who must be communicated with, including all those who provided comment on the application;
 - (d) details of communication activities proposed, including procedures for ensuring that owners and/or occupiers in the immediate vicinity (within approximately 150 m of the Site and along all streets used by construction vehicles for access) are given a minimum of ten (10) working days prior notice of the commencement of construction works;
 - (e) methods to communicate project details to stakeholders and the public;
 - (f) in relation to noise and vibration, the potential for noise/vibration from construction works and the methods used to mitigate those effects;
 - (g) details of the complaint management process, including who is responsible for responding, how responses must be provided and within what timeframes; and
 - (h) the process for ongoing review and amendment of the CommMP to maintain its effectiveness.

3.9.3 Earthworks Management Plan (EMP)

- (41) 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. Earthworks must be carried out in a staged manner and in accordance with the certified EMP. The EMP must include:
- (a) a response to any relevant conditions of this consent; and
 - (b) the process for ongoing review and amendment of the EMP to maintain its effectiveness.

3.9.4 Contaminated Soils Management Plan (CSMP)

- (42) 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 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 Detailed Site Investigation – Southern Block, prepared by Swiftsure Consultants Ltd, dated 16 June 2026;
- (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 NES:CS limits, including identifying the licensed waste facility or landfill for disposal; and
- (g) the process for ongoing review and amendment of the CSMP to maintain its effectiveness.

3.9.5 Construction Management – Residential Development

Construction Management Objective

The purpose of Conditions 43 to 57 is to ensure construction activities are undertaken so that:

- a) construction noise, vibration, dust, traffic and other nuisance effects are appropriately managed;*
- b) safe access to and from the Site and the safe operation of the adjoining transport network are maintained;*
- c) existing drainage and overland flow paths are appropriately managed during construction;*
- d) adverse effects on adjoining properties and sensitive receiving environments are avoided or otherwise appropriately mitigated; and*
- e) disturbed areas are progressively stabilised and construction effects appropriately managed for the duration of the works.*

These outcomes reflect the construction risks and environmental objectives identified in the CMP.

Construction Management Plan

- (43) Construction activities shall be undertaken in general accordance with the Southern Links 1 Residential Construction Management Plan, (“CMP”).
- (44) The CMP shall be implemented in conjunction with other management plans required by these conditions, including those relating to construction traffic, contaminated soils, acid sulphate soils, ecology, noise and vibration, where applicable.
- (45) The CMP may be updated during construction to respond to detailed design, staging, construction methodology, actual ground conditions, access arrangements, monitoring

results or other site-specific circumstances, provided the amended CMP continues to achieve the outcomes in Condition 40.

- (46) Any material amendment shall be reviewed by a suitably qualified and experienced person and a copy provided to WDC for its records prior to implementation.

Advice note: The CMP anticipates that construction methodologies will be adapted to suit individual work areas and site conditions as construction progresses.

Construction Access and Traffic

- (47) Construction traffic shall be managed to maintain safe access to and from the Site and minimise disruption to the adjoining road network and surrounding residential properties.

Prior to commencement of construction activities generating regular heavy vehicle movements, the Consent Holder shall prepare and implement a Construction Traffic Management Plan addressing, as applicable:

- (a) construction access points and haul routes;
- (b) heavy vehicle movements;
- (c) temporary traffic management;
- (d) measures to prevent mud, sediment and debris being tracked onto public roads;
- (e) management of construction traffic during periods of higher network demand; and
- (f) communication with adjoining residents where significant construction traffic or temporary traffic disruption is anticipated.

Construction access locations and haul routes may be altered during the works where the alternative arrangement provides an equivalent or better safety and construction-effects outcome.

The CMP anticipates staged use of MacMurdo Avenue, Forth Crescent and Saxbys Road and specifically provides for stabilised entrances and management of debris on the public road network.

Noise, Vibration and Dust

- (48) Construction activities shall be undertaken so that noise, vibration and dust effects on adjoining properties are appropriately managed.

The Consent Holder shall:

- (a) comply with the applicable construction noise limits when measured and assessed in accordance with NZS 6803:1999 Acoustics – Construction Noise;
- (b) adopt appropriate construction methods, plant and equipment to minimise vibration effects, particularly where vibration-generating activities occur in proximity to existing dwellings;
- (c) undertake noise or vibration monitoring where reasonably necessary in response to the nature of the works or a substantiated complaint;

- (d) implement dust suppression measures appropriate to prevailing conditions, including water application, progressive stabilisation, management of stockpiles and vehicle speeds where required; and
- (e) modify construction methodology or implement additional mitigation where monitoring demonstrates that existing measures are not sufficient to appropriately manage construction effects.

The CMP identifies equipment selection, monitoring and responsive mitigation for noise and vibration and active dust management according to site and wind conditions.

Construction Drainage and Progressive Stabilisation

- (49) Construction activities shall be undertaken so that existing drainage and overland flow connectivity is maintained and earthworks do not cause an unacceptable increase in flood risk to land outside the Site.
- (50) Temporary diversions, channels, culverts, pumping or other measures may be used as necessary to maintain drainage during staged construction.
- (51) Earthwork areas shall be progressively stabilised as they reach final levels or are no longer required for active construction. Temporary construction controls shall be maintained for so long as reasonably necessary to manage construction effects.
- (52) Where significant rainfall is forecast, exposed or higher-risk areas shall, so far as reasonably practicable, be stabilised or otherwise secured.
- (53) The CMP identifies the management of existing flood-prone areas and overland flow paths as a key construction constraint and adopts temporary diversion, minimisation of active work areas and progressive stabilisation as the principal response.

Monitoring, Complaints and Corrective Action

- (54) The Consent Holder shall undertake regular monitoring of construction activities to confirm that the measures required by these conditions remain effective.
- (55) A contact person shall be available for construction-related enquiries and complaints, and a complaints register shall be maintained recording the nature of any complaint, investigations undertaken and any corrective action implemented.
- (56) Where monitoring, a complaint or an environmental incident identifies that construction activities are not achieving the outcomes required by these conditions, the Consent Holder shall investigate the matter and implement additional mitigation or modify the construction methodology as appropriate.
- (57) Monitoring shall continue for the duration of relevant construction activities, with completed areas inspected and remedial works undertaken where construction-related erosion, settlement or other effects require rectification.

Advice Note: Nothing in Conditions 40 to 45 authorises any activity that requires separate approval from WRC. Erosion and sediment control, dewatering, discharges and associated water-quality controls are to be managed in accordance with the applicable regional resource consents and associated management plans.

3.9.6 Construction Traffic Management Plan (CTMP)

- (58) 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 include, but is not limited to:
- (f) a response to any relevant conditions of this consent;
 - (g) construction staging and proposed activities;
 - (h) expected number of vehicle movements, particularly heavy vehicle numbers during each phase of construction;
 - (i) points of Site access and measures to stabilise those access points;
 - (j) construction traffic routes and any road upgrades required to accommodate intended construction traffic and ensure pedestrian, cyclist and resident safety;
 - (k) nature and duration of any temporary traffic management proposed;
 - (l) location on Site for worker car parking and loading areas;
 - (m) measures to prevent, monitor and remedy tracking of debris onto public roads, including a wheel wash facility;
 - (n) pre-construction road condition surveys for roads 100 m either side of stabilised vehicle entrances, and measures to remedy any damage during and upon completion of works;
 - (o) measures to avoid idling or parking of construction traffic outside the Site; and
 - (p) the process for ongoing review and amendment of the CTMP to maintain its effectiveness.

3.9.7 Construction Noise and Vibration Management Plan (CNVMP)

- (59) As part of the CMP, the Consent Holder must also submit a CNVMP for certification. The detailed requirements for the CNVMP – including its objectives, content, preparation, certification, implementation, on-site maintenance, and amendment – are set out in Conditions 87 to 94, which are the primary CNVMP conditions and take precedence over any general description in this section in the event of any inconsistency.

3.9.8 Dust Management Plan (DMP)

- (60) As part of the CMP, the Consent Holder must also submit a 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 from construction works. The DMP must accord with, as a minimum, the Good Practice Guide for Assessing and Managing Dust (Ministry for the Environment, 2016) and must include:
- (a) a response to any relevant conditions of this consent;
 - (b) practices to minimise all dust and particulate emissions;
 - (c) measures to ensure exposed areas have sufficient soil moisture levels;
 - (d) use of chemical dust suppressants for problematic areas if other methods fail;

- (e) identification of on-call staff available at all times; and
- (f) the process for ongoing review and amendment.

3.9.9 Geotechnical Effects Management Plan (GEMP)

- (61) 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 ground for development. The GEMP must include:
- (g) The contents and technical requirements set out in the certified GEMP; and
 - (h) the process for ongoing review and amendment.

3.9.10 Stormwater Management Plan (SMP)

- (62) The Consent Holder must submit an SMP for certification. The objective of the SMP is to set out how stormwater runoff from the Site will be managed to avoid, remedy or mitigate adverse effects on the receiving environment. The SMP must include, but is not limited to:
- (a) a response to any relevant conditions of this consent;
 - (b) design details for all stormwater management devices and infrastructure;
 - (c) an operation and maintenance schedule for all on-site stormwater devices;
 - (d) monitoring and reporting requirements; and
 - (e) the process for ongoing review and amendment of the SMP to maintain its effectiveness.

3.9.11 Resthills Park Buffer Planting Management Plan (BPMP)

- (63) The Consent Holder must submit a BPMP for certification. The objective of the BPMP is to buffer and soften the edge of the development on the existing environment and manage the interface between the residential development and adjoining rural and rural residential land uses. The BPMP must include, but is not limited to:
- (a) a response to any relevant conditions of this consent;
 - (b) detailed representative planting plans and cross sections showing the anticipated plant mix (trees, shrubs and groundcovers) to a depth of at least 5 m from the Site boundary;
 - (c) a planting schedule requiring planting to occur during the first planting season (April – September) following the completion of each construction stage;
 - (d) plant sizes, species and supply requirements, with species to be predominantly native;
 - (e) site preparation, transport, handling and protection of plants;
 - (f) mulching requirements and application standards;
 - (g) the maintenance programme (watering, pest and disease management, pruning, weed management) including maintenance to be undertaken by the Consent Holder for the first three (3) years following planting, and maintenance obligations for individual lot owners thereafter (to be captured in Consent Notices); and

- (h) the process for ongoing review and amendment of the BPMP to maintain its effectiveness.

Advice note: Buffer planting maintenance obligations on boundary lots will be registered as Consent Notices on the relevant Records of Title (see the WDC Subdivision Consent (Part C)).

3.9.12 Ecological Management Plan (EcolMP)

- (64) Prior to commencement of earthworks within 100 m of any retained natural inland wetland or any upper tributary of the Mangakōtukutuku Stream on the Site, the Consent Holder shall submit an EcolMP to WDC for certification. The EcolMP must be prepared by a suitably qualified and experienced ecologist and must include, as a minimum:
 - (a) the confirmed boundaries of all natural inland wetlands to be retained, enhanced, restored, created or otherwise protected;
 - (b) plans identifying wetland protection areas, ecological buffers, wetland enhancement and restoration areas, and wetland creation areas;
 - (c) a programme demonstrating how all wetland offset creation and natural wetland enhancement and restoration works will be undertaken as part of Stage 1;
 - (d) construction methodologies for works occurring within 100 m of retained natural inland wetlands;
 - (e) measures to maintain wetland surface-water and groundwater hydrology;
 - (f) erosion and sediment control measures specific to wetlands and their contributing catchments;
 - (g) wetland and ecological buffer planting specifications;
 - (h) weed and animal pest control requirements;
- (65) plant establishment, maintenance and replacement requirements;
 - (a) the Wetland Defects Liability and Maintenance Period; and
 - (b) ecological monitoring, performance standards, reporting and remedial actions.

3.10 Engineering – Catch-All (All Staging)

3.10.1 During Construction – Earthworks

- (66) All earthworks shall be carried out in accordance with good engineering practice and shall:
 - a) be implemented in accordance with the approved CMP;
 - b) avoid or mitigate detrimental effects on the environment with regard to dust, vegetation destruction, contamination of natural water or diversion of surface or groundwater flows;
 - c) not alter the existing landform in a manner that detrimentally affects adjoining properties through changes in drainage or abrupt changes in ground level; and
 - d) avoid any hazard to persons or property.

- (67) Earthworks must not be carried out between 1 May and 30 September in any year unless the prior written agreement of WDC has been obtained.
- (68) The Consent Holder must ensure that all vehicle movements do not track dirt and loose material from the vehicle entrance onto the road carriageway. Any material that inadvertently deposits on the road must be washed or swept clear of the road carriageway as soon as practicable.
- (69) 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.
- (70) All areas of bare earth no longer required for construction purposes shall be revegetated or re-grassed as soon as practicably possible.
- (71) All earthmoving machinery, pumps and generators shall be operated in a manner that ensures spillages of fuel, oil and similar contaminants are prevented, particularly during refuelling and machinery servicing and maintenance. Refuelling and lubrication activities shall be carried out away from any surface water such that any spillage can be contained and does not enter any surface water.
- (72) Prior to bulk earthworks commencing in any stage of development, the Consent Holder must submit to WDC a certificate signed by a SQEP confirming that the erosion and sediment control measures have been constructed in accordance with the certified ESCMP. The certificate must be submitted to WDC within five (5) working days of completion of construction of those measures and must include:
 - (a) contributing catchment area;
 - (b) retention volume of the structure (dead storage and live storage measured to the top of the primary spillway);
 - (c) shape and dimensions of the structure;
 - (d) position of inlets and outlets; and
 - (e) stabilisation details of the structure.

Advice note: An example template and the information required for As-Built Certification Statements can be found on the Waikato Regional Council website.
- (73) Stockpiles must be located at least 30 m from any Site boundary unless otherwise agreed in writing with WDC.
- (74) The Consent Holder must take all reasonable measures to ensure that existing trees and vegetation identified in the landscape drawings as being recommended for retention are protected from damage during construction, in accordance with best practice arboricultural methods.
- (75) All temporary retaining walls required during earthworks or construction must be designed by a Chartered Professional Engineer, constructed and maintained in a safe and stable condition for the duration of the works, and removed upon completion of the relevant construction stage unless otherwise incorporated into the permanent works. Any retaining wall retained as a permanent structure must comply with the retaining wall conditions set out in Conditions 288 to 292 of this consent.

Earthworks Management – Residential Development

Earthworks Management Objective

- (76) The purpose of Conditions 66 to 71 is to ensure that earthworks associated with the Residential Development are undertaken so that:
- (a) earthworks are appropriately staged and managed having regard to the scale and duration of the works;
 - (b) cut, fill and stockpiled material is managed in a manner that maintains land stability and geotechnical suitability;
 - (c) dust and other nuisance effects associated with exposed earthworks are appropriately managed;
 - (d) completed or inactive earthwork areas are progressively stabilised;
 - (e) earthworks do not result in unacceptable effects on adjoining land, infrastructure or the receiving environment; and
 - (f) completed earthworks are suitable for their intended residential, roading, reserve and infrastructure purposes.

Earthworks Staging and Sequencing

- (77) Bulk earthworks may be undertaken progressively and independently across the Residential Development in accordance with the staging principles contained in the EWMP.

The timing, extent and sequencing of individual earthworks stages may be modified where necessary to accommodate the construction programme, detailed design, geotechnical requirements or infrastructure delivery, provided that:

- (a) the earthworks remain within the authorised development area;
- (b) the effects of the revised staging are appropriately managed;
- (c) required construction access and drainage can be maintained; and
- (d) completed and inactive areas are progressively stabilised.

The EWMP currently anticipates three principal earthworks stages and integrates the formation of roads, building platforms, wetlands and wastewater infrastructure into those stages.

Advice note: The earthworks stages shown in the EWMP are intended to facilitate construction and are not intended to prevent refinement of staging or sequencing through detailed design.

Cut, Fill and Stockpile Management

- (78) Cut and fill material shall, so far as practicable, be reused within the Residential Development.

Temporary stockpiles shall:

- (a) be located and formed so as to maintain land stability and avoid obstruction of necessary construction access and drainage;

- (b) be formed to a height and batter appropriate to the material and ground conditions, as determined by the Geotechnical Engineer;
- (c) be stabilised where they are to remain inactive for an extended period; and
- (d) be managed so that the origin and final placement of engineered fill can be appropriately recorded.

The location, size and duration of stockpiles may be modified during construction where required by the earthworks programme or material balance.

The EWMP anticipates the transfer of surplus material between stages to minimise off-site disposal and double handling, with material origin and placement recorded for the Earthworks Completion Report.

Dust and Progressive Stabilisation

- (79) Earthworks shall be undertaken so that dust does not cause offensive or objectionable effects beyond the Site.

Appropriate dust-management measures shall be implemented having regard to weather and ground conditions and may include water application, limiting exposed areas, stabilisation, mulching, hydroseeding, management of vehicle movements or other appropriate dust-control measures.

Earth worked areas shall be progressively stabilised as final levels are achieved or where areas will remain inactive for an extended period.

Earthworks Completion Report

- (80) Following completion of bulk earthworks within each development stage, the Consent Holder shall provide WDC with an Earthworks Completion Report prepared and certified by a suitably qualified and experienced Geotechnical Engineer.

The Earthworks Completion Report shall, as applicable:

- (a) confirm the extent of earthworks undertaken;
- (b) identify the final cut and fill areas and depths;
- (c) confirm the suitability and compaction of engineered fill;
- (d) identify any material geotechnical constraints relevant to subsequent development;
- (e) record the location of any material subject to specific placement or management requirements;
- (f) identify any recommendations or limitations applying to building foundations or subsequent development; and
- (g) confirm that the completed earthworks are suitable for their intended purpose, subject to any recommendations identified in the report.

The EWMP requires an Earthworks Completion Report to certify the adequacy of the earthworks and provide recommendations regarding bearing strengths for subsequent foundation design.

3.10.2 Noise and Vibration

Operational Noise – Residential Dwelling Lots

- (81) The noise rating level and maximum noise level from any residential site must not exceed the following limits when measured and assessed anywhere within the boundary of any other site containing a residential activity:
 - (a) 50 dB LAeq(15 min) between 7:00 am and 10:00 pm; and
 - (b) 40 dB LAeq(15 min) and 70 dB LMax between 10:00 pm and 7:00 am the following day.
- (82) Noise levels must be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.
- (83) The daytime noise limits in Condition 72(a) do not apply to normal and intermittent residential activities, including children's play and the use of garden equipment.

Operational Noise – Neighbourhood Commercial Node

- (84) The noise rating level and maximum noise level from any site in the neighbourhood commercial node must not exceed the following limits when measured and assessed anywhere within the boundary of any site containing a Noise Sensitive Activity:
 - (a) 55 dB LAeq(15 min) between 7:00 am and 10:00 pm; and
 - (b) 45 dB LAeq(15 min) and 75 dB LMax between 10:00 pm and 7:00 am the following day.
- (85) Noise levels must be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.

Operational Noise – Pump Stations

- (86) The noise rating level and maximum noise level from any pump station must not exceed the noise limits specified for pump station plant when measured and assessed at the boundary of any site containing a Noise Sensitive Activity.
- (87) Noise from pump station mechanical plant must be designed to be at least 5 dB lower than the maximum permitted noise levels applying to residential lots, so that constant mechanical plant noise is not dominant or intrusive at adjacent dwellings.
- (88) Noise levels must be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.

Construction Noise And Vibration – Construction Hours

- (89) Construction work and heavy vehicle movements on the Site must only take place between 7:30 am and 6:00 pm, Monday to Saturday.
- (90) No noisy construction works may be undertaken on Sundays or public holidays.
- (91) Quiet works may occur outside standard construction hours where authorised by the certified CNVMP and where the relevant noise limits are complied with.

Construction Noise Limits

- (92) Construction noise must comply with the following limits when measured and assessed 1 m from the façade of any occupied dwelling or building on any other site, in accordance with NZS 6803:1999 Acoustics – Construction Noise.

Construction activity	Assessment location	Noise limit / timeframe
Perimeter reinforcement works associated with Wetlands A and B	Residential dwellings near Wetlands A and B	75 dB LAeq and 90 dB LAm _{ax} , 9:00 am–5:00 pm, Monday–Friday
Retaining wall construction along northern site boundary	Dwellings at 73B, 69B, 67A, 65B, 63B, 61B, 59A and 57A Saxbys Road	75 dB LAeq and 90 dB LAm _{ax} , 9:00 am–5:00 pm, Monday–Friday
Retaining wall construction along northern site boundary	Dwelling at 71B Saxbys Road	80 dB LAeq and 95 dB LAm _{ax} , 9:00 am–5:00 pm, Monday–Friday
All other construction works	All receivers	70 dB LAeq and 85 dB LAm _{ax} , 7:30 am–6:00 pm, Monday–Saturday
All other times, where quiet works are authorised	All receivers	45 dB LAeq and 75 dB LAm _{ax}

- (93) The construction noise limits do not apply at any dwelling that is within the Site or in common ownership with the Site, including 37B Saxbys Road.
- (94) The construction noise limits apply at occupied buildings in both the Hamilton and Waipā jurisdictions.

Construction Vibration

- (95) All construction works must be designed and undertaken so that vibration generated by construction activities does not exceed the guideline vibration values set out in German Standard DIN 4150-3:1999 Structural Vibration – Effects of Vibration on Structures when measured from any building that is not on the construction Site, in accordance with that standard.

Construction Noise and Vibration Management Plan

- (96) The Consent Holder must submit a CNVMP to WDC for certification at least 10 working days before starting any construction works authorised by this consent.
- (97) Construction works must not begin until written certification of the CNVMP has been received from WDC.

- (98) The CNVMP must be prepared by a suitably qualified acoustics consultant, such as a Member of the Acoustical Society of New Zealand.
- (99) The objectives of the CNVMP are to:
 - (a) identify and require adoption of the best practicable option to minimise construction noise and vibration effects at all receivers;
 - (b) ensure compliance with the project noise and vibration conditions;
 - (c) set out specific requirements for construction work within 40 m of any occupied building on another site;
 - (d) set out requirements for construction activities subject to activity-specific noise and vibration limits; and
 - (e) set out requirements for any construction work undertaken outside 7:30 am to 6:00 pm, Monday to Saturday.
- (100) The CNVMP must address the requirements of Annex E of NZS 6803:1999 Acoustics – Construction Noise and the AAAC Guideline for interpreting and applying NZS 6803:1999, as a minimum. The CNVMP must include:
 - (a) construction hours;
 - (b) construction staging and likely duration of works;
 - (c) construction plant and equipment;
 - (d) predicted noise and vibration levels;
 - (e) activity-specific mitigation measures;
 - (f) procedures for retaining wall construction along the northern boundary;
 - (g) procedures for Wetlands A and B perimeter reinforcement works;
 - (h) procedures for haul road access from Saxbys Road;
 - (i) controls for works within 40 m of an occupied building;
 - (j) controls for any works outside standard construction hours;
 - (k) noise and vibration monitoring procedures;
 - (l) complaint response procedures;
 - (m) neighbour communication procedures; and
 - (n) roles and responsibilities.
- (101) All construction works on the Site must be carried out in accordance with the certified CNVMP.
- (102) A copy of the certified CNVMP must be kept on Site during construction hours and made available to contractors and the consent authority on request.
- (103) Any amendments to the CNVMP that include changes to construction methodology must be tracked and submitted to WDC for certification before the amended methodology is implemented.

Notification of Construction Works

- (104) The Consent Holder must advise the occupants of all dwellings within 50 m of the Site boundary about construction works at least five (5) days before the commencement of each construction stage.
- (105) The written advice required by Condition 95 must include:
 - (a) an overview of the construction works;
 - (b) the anticipated duration of the construction stage;
 - (c) working hours on Site;
 - (d) the nature of any high-noise or high-vibration works;
 - (e) the timing of any works predicted to exceed standard construction noise limits; and
 - (f) a contact name and phone number for noise and vibration questions or complaints.

3.10.3 Roading

- (106) All works within a road corridor must be managed under a current Corridor Access Request (CAR) in accordance with WDC's current requirements prior to any works commencing within the road reserve.
- (107) The Consent Holder must complete a Safe System Audit at the detailed design stage for all site accesses and any new internal roads, and submit to WDC in accordance with the Waka Kotahi NZ Transport Agency Safe System Audit Guidelines. A post-construction Safe System Audit must also be completed following construction, with any concerns addressed within timeframes agreed with WDC.
- (108) Prior to the commencement of construction, the Consent Holder must commission and submit to WDC a pre-construction road condition survey of all roads to be used for construction traffic. The survey must be completed by a SQEP.

3.10.4 Engineering Design and Approval

- (109) The Consent Holder must submit all engineering plans to WDC for review and approval prior to any building consent application (or at least twenty (20) working days prior to construction commencing where building consent is not required). Engineering plan approval is required for all stormwater, wastewater, water, transport and landscaping infrastructure. The engineering plans must:
 - (a) be consistent with the relevant certified SDP required by Condition 164;
 - (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;
 - (d) be in accordance with the RITS and other relevant standards including the WDC Development Manual; and
 - (e) nominate the name and contact details of the SQEP responsible for overseeing construction of the infrastructure.

- (110) All as-built plans, Quality Assurance documents, producer statements, warranty documents and associated data for all assets to be transferred to WDC must be submitted at the completion of works in accordance with the requirements of the RITS.

3.10.5 Stormwater

- (111) The Consent Holder must manage the quality and quantity of stormwater runoff from the Site in accordance with the certified SMP. The SMP must be informed by up to date groundwater monitoring results and must include:
- (a) detailed design parameters for the stormwater network, including attenuation requirements for the 1%, 10% and 50% AEP events;
 - (b) a best practicable option approach to stormwater management accounting for elevated groundwater conditions;
 - (c) a flood risk assessment with a model build report confirming the detailed design;
 - (d) natural overland flow paths and watercourse locations to be maintained;
 - (e) operation and maintenance procedures for the stormwater network; and
 - (f) monitoring methods, inspection checklists and record keeping.
- (112) No structure or earthworks shall be constructed within a natural or secondary overland flow path that will obstruct the flow of stormwater.
- (113) Only inert roofing materials are permitted on residential lots.

Stormwater Management Objective

- (114) The purpose of Conditions 105 to 118 is to ensure that stormwater associated with the Residential Development is managed through an integrated treatment-train approach that:
- (a) manages stormwater quality and quantity at source where practicable;
 - (b) provides safe and effective collection, conveyance, treatment, attenuation and discharge of stormwater;
 - (c) maintains hydraulic connectivity through the Site, including the conveyance of upstream catchment flows;
 - (d) avoids or mitigates adverse flooding effects on upstream and downstream properties and infrastructure;
 - (e) protects the water quality and ecological values of the receiving environment; and
 - (f) enables the stormwater system to be progressively constructed and operated in conjunction with the staged development.

These outcomes reflect the objectives and implementation principles of the SMP.

Stormwater Management Plan

- (115) The design of the Residential Development shall be undertaken in general accordance with the Southern Links – SL1 Stormwater Management Plan, prepared by Maven Waikato Limited, Project 298001, Revision A, dated 24 August 2026 (“SMP”), including the

stormwater management principles, treatment train and design outcomes contained within that document.

The stormwater management system shall comprise, as applicable to each development stage:

- (a) on-lot retention and reuse, in accordance with Conditions 114 to 117;
- (b) soakage or other source-control devices where practicable;
- (c) a primary piped stormwater network;
- (d) artificial stormwater wetlands and forebays;
- (e) high-flow bypass and diversion channels;
- (f) secondary and overland flow paths;
- (g) controlled outlets and backflow prevention; and
- (h) culverts and other infrastructure necessary to maintain hydraulic connectivity.

The integrated treatment train proposed by the SMP uses these components collectively to provide treatment, detention, attenuation and conveyance.

Detailed Design and Flexibility

- (116) Detailed design may refine the size, configuration, alignment, levels, bathymetry, outlet arrangements or other engineering details of the stormwater infrastructure shown in the SMP and approved plans, provided that a suitably qualified and experienced stormwater engineer demonstrates that the revised design achieves an equivalent or better stormwater management outcome and continues to achieve the objectives of Condition 105.

This condition expressly allows for optimisation arising from detailed hydraulic modelling, geotechnical information, final development layout and engineering design.

Advice note: The SMP identifies that wetland storage, outlet structures and associated infrastructure may be further refined or value-engineered at detailed design while continuing to achieve the required stormwater outcomes.

Stormwater Performance

- (117) The stormwater management system shall be designed to achieve the following outcomes:
 - (a) retention of the required initial abstraction volume at source;
 - (b) treatment of the Water Quality Volume in accordance with the applicable design requirements;
 - (c) extended detention of the Water Quality Volume;
 - (d) attenuation of the 2-year and 10-year ARI events to no greater than the corresponding pre-development discharge rates; and
 - (e) attenuation of the 100-year ARI climate-change event to no greater than 80% of the corresponding pre-development discharge rate.

The detailed design shall incorporate an appropriate climate-change allowance consistent with the SMP and applicable engineering standards.

Staged Stormwater Infrastructure

- (118) The stormwater infrastructure necessary to service each stage of the Residential Development shall be constructed and operational prior to stormwater runoff from that stage being directed to that infrastructure.
- (119) Each development stage shall be capable of appropriately managing stormwater generated within that stage without reliance on stormwater infrastructure to be constructed as part of a subsequent stage.
- (120) Temporary swales, bunds, diversion channels, conveyance routes or other interim measures may be used during construction or staged development where permanent infrastructure is not yet operational, provided the measures maintain hydraulic connectivity and appropriately manage stormwater effects.
- (121) Prior to occupation of dwellings within each development stage, the permanent stormwater infrastructure necessary to service that stage shall be operational.
- (122) Where permanent downstream infrastructure is not yet required or available, temporary or interim stormwater infrastructure may be used where a suitably qualified and experienced stormwater engineer confirms that:
 - (a) the relevant stage can be appropriately serviced;
 - (b) flood and overland flow effects remain appropriately managed; and
 - (c) the interim solution does not prevent the subsequent implementation of the permanent stormwater system.
- (123) Stormwater infrastructure may be shared between stages, constructed earlier than required, or superseded by an equivalent or better solution.
- (124) Temporary measures shall be progressively replaced by the permanent stormwater system as development proceeds.

Artificial Stormwater Wetlands

- (125) Artificial stormwater wetlands serving each contributing catchment shall be constructed and operational before receiving permanent stormwater runoff from that catchment.

The wetlands shall provide the required stormwater treatment, extended detention and attenuation and shall incorporate, as appropriate:

- (a) forebays for sediment capture and energy dissipation;
- (b) permanent and extended detention storage;
- (c) controlled low-flow outlets;
- (d) high-flow bypass arrangements;
- (e) emergency overflow or spillway capacity; and
- (f) backflow prevention where necessary to manage elevated downstream water levels.

The final bathymetry, planting, inlet and outlet structures, storage volumes and associated details may be refined through detailed design in accordance with Condition 107.

Hydraulic Connectivity and Overland Flow

- (126) The detailed stormwater design shall maintain the safe conveyance of upstream and external catchment flows through the Residential Development and shall not obstruct existing hydraulic connectivity in a manner that results in unacceptable increases in flood risk to land upstream or downstream of the Site.
- (127) Secondary and overland flow paths shall be provided to safely convey flows exceeding the capacity of the primary stormwater system, including the 100-year ARI climate-change event.
- (128) Where road corridors are used as secondary flow paths, they shall be designed to provide for safe conveyance having regard to applicable engineering standards.
- (129) Existing upstream catchment flows and significant overland flow paths entering or traversing the Site shall be provided for through the detailed design of the Residential Development. Overland flow paths shall, where practicable, be accommodated within roads, reserves, drainage corridors or other areas suitable for safely conveying stormwater.
- (130) Buildings and other structures shall not obstruct a required overland flow path unless an alternative flow path or drainage solution is provided that achieves an equivalent or better hydraulic outcome.
- (131) The SMP identifies maintenance of upstream and downstream hydraulic connectivity as a fundamental component of the stormwater strategy.

Construction Verification and Certification

- (132) Upon completion of the permanent stormwater infrastructure required to service each stage, and prior to occupation of development relying on that infrastructure, the Consent Holder shall provide certification from a suitably qualified and experienced engineer confirming that:
 - a) the stormwater infrastructure necessary to service the stage has been completed substantially in accordance with the approved detailed design;
 - b) the infrastructure is operational and capable of achieving the stormwater management outcomes required by these conditions; and
 - c) any material construction defects or non-conformances affecting the performance of the stormwater system have been rectified.

As-built information shall be provided for public stormwater infrastructure in accordance with the applicable engineering approval and vesting requirements.

Dwelling Retention Tanks

- (133) Each dwelling constructed within the Residential Development shall be provided with a stormwater retention tank having a minimum storage volume of 5 m³ per dwelling, unless an alternative retention volume or system is demonstrated through the approved stormwater design to achieve an equivalent or better stormwater management outcome.

- (134) The required retention tank shall be installed and operational prior to occupation of the dwelling to which it relates.
- (135) Each dwelling retention tank shall:
 - (a) collect stormwater runoff from the roof area of the dwelling and any other roof areas identified by the approved stormwater design;
 - (b) provide retention and non-potable reuse of collected stormwater as part of the overall stormwater management system for the Residential Development;
 - (c) be connected to an appropriate non-potable reuse system;
 - (d) provide for overflow to the approved downstream stormwater network once the available retention volume has been exceeded; and
 - (e) be designed and installed generally in accordance with the approved stormwater design and the applicable requirements of the Waikato Stormwater Management Guideline 2020 and Hamilton City Council HCC:02 Rainwater Reuse Tank Practice Note, or equivalent subsequent guidance.
- (136) Dwelling retention tanks shall remain in private ownership.

Minimum Floor Levels

- (137) The finished floor level of each new habitable residential building shall be established with a minimum freeboard of 500 mm above the modelled 1% AEP flood level applicable to the building location, unless a suitably qualified and experienced stormwater engineer demonstrates that an alternative floor level provides an equivalent or better level of flood protection and complies with the applicable Building Code requirements.

3.10.6 Wastewater

- (138) Wastewater must be managed as follows:
 - (a) reticulation of wastewater to the public wastewater system must be achieved via new and upgraded infrastructure in accordance with any relevant infrastructure servicing agreement with WWL;
 - (b) all wastewater infrastructure must comply with the RITS and the WDC Development Manual.
- (139) Any new wastewater pump stations must be:
 - (a) provided with emergency storage tanks with a minimum nine (9) hours emergency storage based on average daily flow prior to emergency overflow, in accordance with RITS;
 - (b) provided with a rider main connection for wash-down water supply from the adjacent water main;
 - (c) elevated from the ground and situated away from overland flow paths, with lid levels a minimum of 150 mm above adjacent ground levels; and
 - (d) provided with electrical and telemetry equipment confirmed with WWL.
- (140) Prior to the occupation of any dwelling within a stage, the Consent Holder must provide WWL with written confirmation from the relevant wastewater infrastructure provider that

the reticulated wastewater system serving that stage has been completed and approved as compliant with all applicable standards.

3.10.7 Water Supply

- (141) Water supply must be managed as follows:
- (a) all water supply services must comply with the RITS, the WDC Development Manual and SNZPAS 4509:2008 (NZ Fire Service Fire Fighting Water Supply Code of Practice); and
 - (b) all water infrastructure must comply with the RITS and the WDC Development Manual.
- (142) Prior to lodging engineering plans for each stage beyond Stage 1, the Consent Holder must submit a report to WWL confirming:
- (a) whether actual water demand is consistent with the water supply modelling assessment submitted with the application; and
 - (b) whether upgrades are required to the wider public water network to meet RITS and WDC Development Manual standards.
- If upgrades are required for each of the stages beyond Stage 1, all costs will be met by the Consent Holder and must be detailed in the engineering plans lodged for that stage.
- (143) Installed water supply reticulation serving each stage must be pressure tested and sterilised in accordance with Appendix C of NZS 4404:2010. Written proof of pressure and sterilisation testing must be provided to WDC prior to the occupation of any dwelling within the stage.

3.10.8 Three Waters Infrastructure – Alternative Agreed Infrastructure Solution

- (144) Notwithstanding any other condition of this consent relating to the staging, design, timing, location, capacity, connection, construction or delivery of water supply, wastewater or stormwater infrastructure, an alternative infrastructure solution or staging arrangement may be implemented where it is agreed in writing by the relevant infrastructure authority or authorities, being WWL, or IAWAI, or any combination of those parties, as applicable to the infrastructure concerned.
- (145) An alternative infrastructure solution under Condition 125 may include changes to:
- (a) the sequencing, boundaries or timing of development stages;
 - (b) the timing or location of water supply, wastewater and stormwater infrastructure;
 - (c) the point, timing or method of connection to existing or planned public infrastructure;
 - (d) interim, temporary or permanent infrastructure solutions; and
 - (e) the allocation of responsibility for the funding, delivery, ownership, operation or vesting of infrastructure between the relevant parties.
- (146) Where an alternative infrastructure solution or staging arrangement is agreed, the Consent Holder shall provide evidence of a signed Infrastructure Agreement or equivalent written agreement between the Consent Holder and the relevant infrastructure authority or authorities.

3.11 Wastewater Pump Station Dewatering (General)

Staging and General Requirements

- (147) The construction and associated temporary dewatering of Wastewater Pump Stations shall be undertaken generally in accordance with the staging and locations shown on the approved scheme plan XX, and the methodology and assumptions contained in the Southern Links 1 Residential Stage 1 Southern Block Hydrogeological Effects Assessment, prepared by WGA, Ref WGA242463-RP-HG-0003_A, dated 27 March 2026.
- (148) For the avoidance of doubt, the wastewater pump stations may be constructed and commissioned separately in accordance with the staging of the development shown on the scheme plan.

3.12 Vehicle Crossings

- (149) The location and configuration of vehicle crossings serving individual residential lots shall be in general accordance with the approved scheme plans.
- (150) The vehicle crossings shown on the approved scheme plans are authorised by this consent, including their location and connection to the adjoining road network, and no further resource consent shall be required in respect of the location of those vehicle crossings, subject to compliance with this condition.
- (151) Notwithstanding Condition 131, the location of an individual vehicle crossing may be adjusted from the location shown on the approved scheme plans where necessary to respond to the final dwelling typology, building footprint, garage or parking location, services, landscaping, or detailed design confirmed through the building consent and detailed design process, provided that:
 - (a) the crossing remains associated with and provides access to the same allotment;
 - (b) the revised location does not materially alter the safe and efficient operation of the adjoining road or intersection;
 - (c) the revised location does not create a conflict with any required pedestrian or cycling facility, street tree, stormwater device or other infrastructure that cannot be appropriately resolved through detailed design; and
 - (d) any engineering approval required from the relevant road controlling authority for the physical construction of the crossing is obtained.

Advice note: The vehicle crossing locations shown on the approved scheme plans establish the consented access arrangement for each lot. The purpose of the "general accordance" provision is to provide sufficient flexibility to finalise the precise crossing position once the dwelling typology, building footprint and garage or parking arrangement for the relevant lot are confirmed, while retaining the overall access pattern authorised by this consent.

4.0 Section 2 – Land Use Staging Conditions

Conditions Section Advice Note – Day Zero Subdivision

This application is supported by a Day 0 subdivision consent (WDC Day Zero Subdivision Consent – Part C0), which creates the parent titles necessary to enable the staged development of SL1 Residential South. The Day 0 subdivision creates lots that either have their own individual access or are amalgamated in accordance with the access arrangements to allow the Consent Holder to create the sub-stages. The land use conditions in this Part B do not govern the Day 0 subdivision, which is addressed in Part C0.

- (152) Development may be undertaken in stages or sub-stages, subject to each stage or sub-stage occurring sequentially, complying with all relevant conditions of this consent, being in general accordance with the plans, drawings and information submitted with the application, and being able to be serviced without restricting the future development of later stages.

Advice Note: Sequentially means Stage 1, then Stage 2, then Stage 3 and so on, meaning that if development in Stage 5 is to occur, all numerically preceding stages must be completed or commenced. This does not preclude stages being constructed concurrently.

- (153) The staging is as follows:
- (a) Stage 1: 321 residential lots.
 - (b) Stage 2: 222 residential lots.
 - (c) Stage 3: 187 residential lots.
 - (d) Stage 4: 98 residential lots.
 - (e) Stage 5: 111 residential lots.
- (154) Lot numbers exclude infrastructure lots and lots to vest as reserve or road. The total residential yield across all stages is 938 lots.

4.1 Residential Stages

4.1.1 Residential Development Controls

- (155) All dwellings and associated buildings constructed on residential lots must comply with the residential development controls set out in Appendix 9 to these conditions, including the applicable density, bulk and location controls, height and height-in-relation-to-boundary requirements, setbacks, site coverage, outdoor living area, outlook space and service area requirements.

Where there is any inconsistency between the development controls in Attachment 9 and the Design Guidelines, the development controls in Attachment 9 prevail.

4.1.2 Residential Design Framework Conditions

Residential Design Framework

- (156) All dwellings and associated buildings constructed on the residential lots must be designed and developed generally in accordance with the Design Guidelines, including the applicable design objectives, and having regard to the residential typology plans and drawings referenced in the application documents.
- (157) For the purposes of Condition 155:

- (158) Part D: Discretionary Built Form Guidelines and Part E: Discretionary Landscaping Guidelines of the Design Guidelines establish the design objectives, criteria and design outcomes applicable to development on the residential lots;
- (a) the residential typology plans and drawings are representative and demonstrate how the anticipated dwelling typologies can be accommodated on the residential lots. The typology plans do not prescribe or fix the detailed architectural design, floor plan, elevation, materials or architectural treatment of individual dwellings;
 - (b) alternative dwelling designs and variations from the representative typologies are permitted where the proposed dwelling complies with the applicable development controls and is certified under Conditions 140 to 155 as being generally consistent with the applicable objectives and criteria of the Design Guidelines; and
 - (c) the Design Guidelines and residential design review and certification requirements in Conditions 140 to 155 do not apply to the neighbourhood commercial node. That building must be developed in accordance with the specific conditions set out in Section 4.3.

Development Controls

- (159) All dwellings and associated buildings constructed on the residential lots must comply with the applicable Development Controls contained in Part C: Development Core Controls of the Design Guidelines.

Retaining Walls

- (160) All retaining walls constructed on, or in association with, a residential lot must:
- (a) be specifically designed by an appropriately qualified and experienced engineer in accordance with accepted engineering practice to provide adequate structural support, including reasonable allowance for surcharge loadings likely to occur during the life of the structure, and incorporate appropriate provision for drainage;
 - (b) not be located within an easement unless the easement expressly provides for the retaining wall;
 - (c) be designed and located so as not to compromise the stability, access, servicing or development of an adjoining lot; and
 - (d) where visible from a road, JOAL, reserve or other public space, be designed and finished generally in accordance with the applicable criteria of the Design Guidelines.

Establishment of Design Review and Certification Process

- (161) Prior to submission of the first building consent application for a dwelling on a residential lot, the Consent Holder must appoint a Residential Design Advisor (RDA) to undertake the residential design review process required by Conditions 140 to 155.
- (162) The RDA must be:
- (a) a suitably qualified and experienced professional urban designer (SQEP Urban Designer), appointed by the Consent Holder, who is responsible for design certification under Condition 148; and
 - (b) independent of the consent holder (and lot developer, where they are different).

- (163) Before undertaking any certification under Condition 146, the Consent Holder must provide WDC with the name, qualifications and relevant experience of the SQEP Urban Designer.
- (164) If the SQEP Urban Designer is replaced, the Consent Holder must appoint another suitably qualified and experienced professional urban designer and provide WDC with that person's name, qualifications and relevant experience before that person undertakes any certification.

Purpose and Role of the RDA

- (165) The purpose of the RDA review is to review proposed dwelling and associated landscape designs to facilitate built-form outcomes that:
- (166) comply with the applicable Development Controls in Part C: Development Core Controls; and
- (167) achieve the design objectives and are generally consistent with the applicable design criteria contained in Part D: Discretionary Built Form Guidelines and Part E: Discretionary Landscaping Guidelines of the Design Guidelines.
- (168) The RDA may provide design advice and recommendations on matters addressed by the Design Guidelines, including building and façade composition, roof form, entrances and public interfaces, external materials and finishes, garage design, landscaping and fencing, pedestrian and vehicle access, and service and utility areas.

Residential Design Review and Certification Review – Information Requirements

- (169) Prior to submission of an application for building consent(s) for a dwelling(s) on a residential lot(s), building and landscape plans for that dwelling must be submitted to the SQEP Urban Designer for review and certification under Condition 148.
- (170) The information submitted must be sufficient to enable the SQEP Urban Designer to assess the proposed dwelling against the applicable Development Controls, design objectives and design criteria contained in the Design Guidelines, and must include:

Item	Required information	Minimum content
1	Design Certification Application Form	Completed Design Certification Application Form as specified in the Design Guidelines.
2	Site plan	Lot boundaries and street name; site coverage calculations; setbacks; existing and proposed levels/contours; dwelling and garage footprints; outdoor living areas; entrances and paths; vehicle access, driveways and parking; and other relevant site features.
3	Floor plans	Floor plans sufficient to assess the dwelling against the applicable Development Controls and design criteria.

4	Building elevations	Elevations, including information necessary to demonstrate compliance with applicable height-in-relation-to-boundary controls and detailing of materials and façade treatments proposed.
5	Landscape plan	Planting, retaining walls, fencing and proposed paved areas, where applicable.
6	Roof form	Plans or elevations clearly showing the proposed roof form.
7	Materials and finishes	Specifications of proposed external materials, finishes and colours.
8	3D imagery	Three-dimensional rendered images, where available.

Certification by SQEP Urban Designer

- (171) Following completion of the review, and prior to submission of an application for building consent for the relevant dwelling, the SQEP Urban Designer must certify in writing that:
- (172) the proposed dwelling complies with the applicable Development Controls within Part C – Development Core Controls of the Design Guidelines; and
- (173) the proposed dwelling achieves the design objectives and is generally consistent with the applicable design criteria contained in Part D: Discretionary Built Form Guidelines and Part E: Discretionary Landscaping Guidelines of the Design Guidelines.
- (174) A copy of the written certification issued by the SQEP Urban Designer under Condition 148 must be provided to WDC at the time the building consent application for the relevant dwelling is lodged.
- (175) Construction of a dwelling must not commence unless:
 - (a) the SQEP Urban Designer has issued the certification required by Condition 148; and
 - (b) all other authorisations required for the commencement of construction, including any required building consent, have been obtained.
- (176) The dwelling must be constructed in general accordance with the plans and information certified by the SQEP Urban Designer.
- (177) Occupation of a dwelling shall not occur until:
- (178) All front yard planting and landscaping works have been completed as certified by the SQEP required by Condition 148.

Changes to a Certified Design

- (179) Where a change is proposed to a dwelling after certification under Condition 148, but before or during construction, the change must be referred to the SQEP Urban Designer where it may affect compliance with an applicable Development Core Control or consistency with an applicable design objective or design criterion.

- (180) The SQEP Urban Designer shall confirm in writing that the change:
- (a) does not materially affect the basis on which the original certification was issued; or
 - (b) satisfies the requirements for certification under Condition 148.

Records

- (181) The Consent Holder must maintain a record of:
- (a) each written certification issued by the SQEP Urban Designer;
 - (b) the plans and information to which each certification relates; and
 - (c) any departure from a discretionary design criterion and the reasons recorded for that departure.
- (182) The Consent Holder must provide a copy of the records required by Condition 154 to WDC on request for the purposes of monitoring compliance with these conditions.

4.1.3 Stage-Specific Residential Staging Conditions

- (183) The subdivision must be developed in accordance with the staging set out in the Staging Plan submitted with the application.
- (184) Each stage must be developed in general accordance with the plans, drawings and information submitted with the application, including any amendments approved in writing by WDC.
- (185) No stage shall commence until all conditions required to be satisfied prior to title issue for any preceding stage have been met, unless otherwise agreed in writing by WDC.

4.2 Stage Development Plan Conditions

Staging and Stage Development Plans

- (186) The Consent Holder must submit to WDC a Stage Development Plan (SDP) for each stage of development for certification prior to commencing works in that stage. Each SDP must:
- (a) be submitted together with the engineering plans for the corresponding stage;
 - (b) confirm that the stage complies with the staging conditions of the WDC Subdivision Consent (Part C) and is able to be serviced without restricting future development of later stages;
 - (c) identify all works, infrastructure and activities proposed within the stage;
 - (d) confirm sequencing and interface with adjacent stages; and
 - (e) be in general accordance with the plans, drawings and information submitted with the application.
- (187) If the lot numbers on an SDP differ from the approved plans, the Consent Holder must submit an updated development control table with the SDP confirming how the revised lot layout and numbering relates to the applicable development controls in the Design Guidelines.

- (188) Within twenty (20) working days of receiving an SDP for certification, WDC must notify the Consent Holder whether the SDP is certified or, if not, the reasons why and the matters that must be addressed for certification to occur.
- (189) The Consent Holder must implement all development in accordance with the certified SDPs.
- (190) Any changes and/or updates to a certified SDP must be made in writing and submitted to WDC for certification. While an SDP is being changed or updated, construction activity in the relevant stage must cease unless WDC provides written confirmation that the activity may continue.

4.3 Neighbourhood Commercial Node

Commercial Node Conditions – General

- (191) The neighbourhood commercial node must be developed as a single commercial stage. The neighbourhood commercial node must:
 - (a) comply with all relevant conditions of this consent;
 - (b) be in general accordance with the plans, drawings and information submitted with the application; and
 - (c) be able to be serviced in accordance with the conditions of this consent without restricting the development of later residential stages.
- (192) All buildings and activities within the neighbourhood commercial node must be in general accordance with the application documents and must:
 - (a) be limited to retail, café, food and beverage, and small commercial service activities at ground floor level.
 - (b) include vehicle access locations as shown on the approved site layout plans;
 - (c) include pedestrian, cycling and car connectivity to integrate with the surrounding residential streets and open space network; and
 - (d) include landscaping and public realm improvements to the street frontage.
- (193) All signage on the neighbourhood commercial node must comply with the signage requirements of the Waipā District Plan.
- (194) Construction noise from the commercial node during construction must comply with NZS 6803:1999 at all adjacent occupied dwellings.

5.0 Section 3 – Specialist Conditions

5.1 Geotechnical Conditions

GCR Requirement

- (195) Prior to the approval of a building consent for any residential building within each stage, the following must be undertaken and provided to WDC for approval:

Either:

- (a) A Geotechnical/Earthworks Completion Report and accompanying Schedule 2A certification in accordance with the RITS;

OR:

- (b) A Site-Specific Geotechnical Assessment (SSGA) is provided for review by WDC and accepted by WDC. The SSGA shall include:
 - (i) As-built earthworks plans showing final ground platforms and net cut/fill earthworks with respect to ground levels prior to subdivision earthworks.
 - (ii) Plans showing existing and/or proposed retaining walls to be constructed under future building consent(s) for the area covered by the SSGA.
 - (iii) Site-specific testing comprising at least one investigation per proposed dwelling extending a minimum of 3 m below the final building platform level.
 - (iv) In areas of engineered fill placement, certification and relevant testing records demonstrating that compaction meets the criteria set out in the certified GEMP and earthworks specification.
 - (v) Any development restrictions specific to each lot covered by the SSGA (such as building setbacks, excavation restrictions, or specific engineered design requirements).
 - (vi) Where applicable on sloping sites, slope stability analysis demonstrating that slope Factors of Safety meet the minimum requirements adopted in standard industry practice for static/long-term groundwater, elevated groundwater and ULS seismic conditions.

GCR Content

- (196) Each GCR shall be prepared by a Chartered Geotechnical Professional and shall, as applicable:
 - (a) describe the earthworks, engineered fill, preload/surcharge, ground improvement and other geotechnically significant works undertaken;
 - (b) summarise relevant testing, construction observations and monitoring;
 - (c) confirm compliance with the approved geotechnical design and earthworks specifications;
 - (d) confirm completed ground conditions and applicable foundation design parameters;
 - (e) identify any residual settlement or monitoring requirements;
 - (f) identify limitations or requirements applying to future buildings, foundations, retaining walls or earthworks; and
 - (g) identify restrictions or recommendations necessary to ensure future development appropriately addresses identified natural hazards.

Progressive Certification

- (197) Nothing in Conditions 195 to 196 shall require completion of earthworks or preparation of a GCR for the balance of the Site before building construction commences within an area

covered by an applicable GCR. Subsequent GCRs may be prepared progressively as additional stages or areas are completed.

5.1.1 Geotechnical Conditions

Geotechnical suitability

- (198) The site may be considered suitable for the proposed residential subdivision / development, subject to the recommendations in the GIR being implemented.

All subdivision earthworks, foundation design, road subgrade preparation, trench backfilling, retaining walls, culverts and stormwater structures must be designed and constructed in general accordance with the GIR and any subsequent detailed geotechnical design.

Chartered geotechnical professional

- (199) The following works must be undertaken under the guidance and supervision of a Chartered Geotechnical –professional:

- (a) bulk earthworks;
- (b) engineered fill;
- (c) road subgrades;
- (d) trench and open drain backfilling;
- (e) retaining walls that require building consent;
- (f) culverts;
- (g) stormwater ponds / wetlands;
- (h) areas of unsuitable or uncontrolled fill; and
- (i) building platform certification.

Earthworks standard

- (200) All earthworks must be carried out generally in accordance with:

- (a) NZS 4431:2022;
- (b) Waikato District Council requirements;
- (c) Waikato RITS; and
- (d) the recommendations of the GIR.

This must include appropriate construction observation, compaction testing and certification.

Engineered fill

- (201) Engineered fill must comprise either:

- (a) suitable site-won Hinuera Formation sands and silts; or
- (b) imported granular fill, such as pit sand or rockfill.

Fill must be placed and compacted to an engineered-fill standard, with compaction specifications, testing and certification confirmed during detailed earthworks design.

Moisture-sensitive subgrade

(202) The natural subgrade soils are sensitive to remoulding and moisture ingress.

The consent holder must ensure that:

- (a) subgrades are protected from moisture ingress;
- (b) overworking and trafficking of exposed subgrades is avoided;
- (c) pumping or yielding ground is remediated;
- (d) works are managed during wet weather; and
- (e) unsuitable material is undercut and replaced where required.

Unsuitable or uncontrolled fill

(203) Any unsuitable material, low-strength uncontrolled fill, buried root balls, existing test pit backfill, debris, offal pits, burn piles, abandoned underground utilities, soak holes or septic systems encountered during earthworks must be:

- (a) investigated by the geotechnical professional;
- (b) undercut and replaced where required; or
- (c) removed from site / placed only as landscape fill in reserve areas, if approved by the geotechnical professional.

Road subgrades

(204) Prior to placement of fill, hardfill or pavement layers on road subgrades:

- (a) topsoil must be stripped;
- (b) subgrades must be proof-rolled;
- (c) areas of excessive deflection must be remediated;
- (d) sandy soils must be moisture-conditioned where required;
- (e) low-strength soils or uncontrolled fill must be undercut and replaced with clean compacted sand or other approved material; and
- (f) penetration resistance testing must be undertaken along road alignments to confirm actual CBR values for pavement design.

Trench and open drain backfilling

(205) All service trenches and open drains beneath road carriageways, and within a 45-degree zone of influence of any building foundation, must be backfilled with compacted trench spoil or imported pit sand to meet engineered fill standards.

This must be verified by geotechnical testing and certification.

Culverts and crossings

(206) Culverts where roads cross swales and existing streams require specific geotechnical assessment and construction staging.

The consent holder must ensure:

- (a) geotechnical design of culvert support and batter stability;
- (b) assessment of fill embankment loads;
- (c) use of geogrid and/or rock buttress if required;
- (d) geogrid-reinforced gravel raft if needed to address seismic bearing capacity risk; and
- (e) surcharging or ground improvement if predicted settlements exceed NZTA Bridge Manual limits.

Slope stability

- (207) Detailed design must confirm that all proposed slopes, stormwater ponds / wetlands, swales, fill batters and retaining walls achieve the required slope stability factors of safety.

The GIR identifies the following criteria:

- (a) static long-term conditions: factor of safety 1.5;
- (b) transient short-term conditions: factor of safety 1.3; and
- (c) proposed wetland gradients of 1V:3H must be confirmed to meet the required slope stability factors of safety through final design.

Stream corridor setback / foundation design

- (208) Any future buildings near the stream bank must:
- (a) be set back at least 3 m from the top of slope; or
 - (b) where within 3 m of the top of slope, be subject to specific foundation design by a suitably qualified geotechnical engineer.

Retaining walls

- (209) Fill batters up to approximately 2.5 m high may require retaining walls.

Retaining walls must be subject to detailed geotechnical and structural design, including:

- (a) global stability;
- (b) bearing capacity;
- (c) lateral earth pressures;
- (d) drainage;
- (e) settlement;
- (f) seismic effects; and
- (g) construction observation / certification.

Stormwater ponds / wetlands – aquitard and uplift risk

- (210) The GIR identifies a low-permeability aquitard separating the upper unconfined aquifer from the lower confined aquifer.

Excavation of proposed stormwater ponds / wetlands may reduce overburden pressure and could cause uplift or rupture of the aquitard if not managed.

The consent holder must ensure that:

- (a) final wetland / pond design addresses uplift and stability risks;
- (b) excavation depths do not compromise the aquitard unless specifically designed and approved;
- (c) mitigation measures, which may include maintaining sufficient overburden, pressure relief valves or basal drainage, are implemented as required; and
- (d) works are certified by the project geotechnical engineer and hydrogeologist before excavation commences.

Groundwater and dewatering effects

- (211) Groundwater is generally shallow, within approximately 1.7 m to 5.5 m below existing ground level.

The GIR identifies that groundwater drawdown-induced settlement beneath neighbouring properties is expected to be less than 5 mm and negligible, but this must be validated through the GEMP and monitoring.

The consent holder must ensure:

- (a) dewatering is undertaken in accordance with the GEMP / hydrogeological assessment;
- (b) settlement monitoring is undertaken where required;
- (c) groundwater monitoring is undertaken during wetland, wastewater pump station and trench works; and
- (d) monitoring data is reviewed by the project geotechnical engineer.

Load-induced settlement

- (212) Further assessment of load-induced settlement is required at detailed design stage once final design loads are known.

The consent holder must ensure:

- (a) settlement assessment is undertaken during detailed design;
- (b) building platforms and infrastructure are confirmed to meet relevant serviceability limits;
- (c) construction monitoring is undertaken where higher settlements are predicted; and
- (d) top-up fill is placed where necessary.

Liquefaction and foundation design

- (213) The GIR identifies a moderate to high risk of liquefaction under ULS conditions in some soil layers.

The consent holder must ensure that:

- (a) foundation design accounts for liquefaction-induced ground deformation and differential settlement;
- (b) foundation designs account for less than 50 mm predicted lateral stretch;

- (c) most of the site is likely suitable for TC2 raft foundations;
- (d) localised areas may require TC2/TC3 hybrid foundations; and
- (e) final foundation technical categories are confirmed through detailed design and site-specific assessment.

Building consent geotechnical assessment

(214) Before building consent is issued for any building, a site-specific foundation suitability assessment must be undertaken, including:

- (a) bearing capacity;
- (b) static settlement;
- (c) liquefaction settlement;
- (d) foundation technical category; and
- (e) any specific foundation design requirements.

The GIR identifies a preliminary ultimate bearing pressure of 300 kPa for shallow strip and pad foundations in natural cut ground and engineered fill, but this must be confirmed at building consent stage.

Construction monitoring and certification

(215) Geotechnical services must be retained through construction to:

- (a) confirm ground conditions;
- (b) observe earthworks;
- (c) verify engineered fill;
- (d) assess unsuitable materials;
- (e) monitor settlement where required;
- (f) confirm subgrade performance;
- (g) review any changed conditions; and
- (h) certify completed works.

A final geotechnical completion report / producer statement must be provided at completion of earthworks.

5.2 Landscaping Conditions

(216) Prior to construction of retaining walls exceeding 1.5 m in height, a detailed retaining and landscape plan shall be submitted to and approved by WDC. The plan shall demonstrate that:

- (a) retaining wall height and length have been minimised through appropriate grading, building levels, stepped forms and/or planted batters, where practicable;
- (b) walls exceeding 1.5 m that are prominently visible from public spaces or neighbouring properties are stepped, terraced and/or articulated to avoid large, uninterrupted wall faces;

- (c) walls exceeding 3 m are supported by site-specific cross-sections and elevations demonstrating their relationship with buildings, boundaries, roads and adjoining open spaces;
 - (d) walls exceeding 4 m incorporate multiple tiers, setbacks and substantial planting, unless an alternative treatment achieves an equivalent visual outcome;
 - (e) visible walls incorporate recessive, low-reflectivity finishes and sufficient planting at the toe, and where practicable the top, to soften their appearance; and
 - (f) retaining adjoining wetlands, streams and stormwater reserves is minimised and integrated with naturalised landform and riparian planting.
- (217) All planting shall be implemented in accordance with the approved landscape plan and maintained and replaced as necessary to ensure successful establishment.

5.3 Reserve Conditions and Firefighting

5.3.1 Landscaping (Vested Areas)

- (218) Landscaping for all areas to be vested in WDC (including roads, reserves, open spaces and accessways) must be provided in general accordance with landscape plans prepared by a SQEP. The landscape plans must:
- (a) show all planting, including details of intended species, location, plant sizes at time of planting and likely heights at maturity, tree pit specifications, and the location of street lights and other service access points;
 - (b) ensure that selected species maintain appropriate separation distances from paths, roads, street lights and vehicle crossings in accordance with the RITS;
 - (c) show slopes within reserves;
 - (d) include planting methodology and eco-sourcing requirements for riparian margins, open space areas and areas adjacent to the Mangakōtūkutuku Stream and its tributaries;
 - (e) include all hard asset, park furniture and fixtures details; and
 - (f) identify existing plants to be retained.
- (219) The landscape plans must be accompanied by a Landscape Maintenance Plan (LandMP), prepared and certified in accordance with the Management Plan certification process, setting out management and maintenance measures for both hard and soft landscaping within all public spaces to be vested in WDC.

5.3.2 Firefighting Supply

- (220) The minimum firefighting water supply classification for all residential areas of the Site is FW2, requiring:
- (a) a primary water flow of 12.5 litres/sec within a radial distance of 135 m;
 - (b) an additional secondary flow of 12.5 litres/sec within a radial distance of 270 m;
 - (c) the required flow to be capable of achievement from a maximum of two hydrants operating simultaneously; and

- (d) a minimum running pressure of 100 kPa.
- (221) The minimum firefighting water supply classification for the neighbourhood commercial node is FW3. The specific flow and pressure requirements for FW3 must be confirmed with WDC and FENZ prior to detailed design and must be reflected in the engineering plans submitted for approval.

5.3.3 Neighbourhood Park

Neighbourhood Park Detailed Design

- (222) Prior to commencement of physical works within the neighbourhood park, the Consent Holder must submit detailed landscape and engineering plans for the park to WDC for certification that they are generally consistent with:
 - (a) the approved landscape plans XX;
 - (b) the approved ecological plans XX; and
 - (c) the requirements of these conditions.
- (223) The detailed plans must include, as a minimum:
 - (a) finished landform and levels;
 - (b) the alignment, width, surface treatment and construction details of pedestrian and cycle paths;
 - (c) ecological and riparian planting areas;
 - (d) specimen tree, shrub, groundcover and other landscape planting;
 - (e) grassed and informal recreation areas;
 - (f) park furniture (where agreed between the parties);
 - (g) signage and wayfinding; and
 - (h) drainage and associated infrastructure.
- (224) The Consent Holder is responsible for the maintenance of all landscaping, ecological planting, paths, park furniture and other assets within the neighbourhood park for a period of 24 months commencing from the date that practical completion is confirmed by WDC. During this period, the Consent Holder must:
 - (a) maintain all planting in a healthy and vigorous condition;
 - (b) undertake watering, weed control, pest plant control, mulching, pruning and other maintenance necessary to ensure successful establishment;
 - (c) replace any dead, dying or diseased plants with plants of the same species and an equivalent grade;
 - (d) maintain grassed areas and undertake any necessary reinstatement; and
 - (e) repair any defects in paths, park furniture and other assets resulting from defective materials or workmanship.

5.4 Completion Reports

Geotechnical Completion Reports

- (225) Prior to the approval of a building consent for any residential building within each stage, the Consent Holder must provide a Geotechnical Completion Report to WDC in accordance with the requirements of Conditions 214 to 215.

Stage Completion Reports

- (226) Within three (3) months of completing all works for each stage, the Consent Holder must submit a Stage Completion Report to WDC confirming:
- (a) all infrastructure for the stage has been completed in accordance with certified plans;
 - (b) all stage-specific consent conditions have been complied with;
 - (c) as-built plans have been submitted; and
 - (d) all reserves and infrastructure to be vested in WDC are ready for vesting.

Final Development Completion Report

- (227) Upon completion of all five (5) stages, the Consent Holder must submit a Final Development Completion Report to WDC confirming:
- (a) all conditions of this consent have been complied with;
 - (b) all infrastructure has been vested;
 - (c) all reserves have been vested; and
 - (d) all consent notices have been registered.

5.5 Infrastructure Agreements

- (228) Prior to the reticulated service connection for any dwelling or lot pursuant to this consent, the Consent Holder must use reasonable endeavours to engage with WDC and, where relevant, any other territorial authority or CCO, with the objective of agreeing terms addressing those matters identified in Condition 232 that are relevant to the servicing and delivery of the development.

For the avoidance of doubt, this condition:

- (a) requires the Consent Holder to use reasonable endeavours to seek agreement but does not require agreement to be reached as a prerequisite to connection; and
- (b) does not impose any obligation on WDC, any other territorial authority, CCO, infrastructure provider, or other third party to enter into an agreement or otherwise take any action.

Scope of Agreed Terms

- (229) The agreed terms may address, to the extent relevant:
- (a) land proposed to vest or otherwise be transferred as part of the development;

- (b) development contributions, financial contributions, infrastructure contributions and other payments;
- (c) any offsets, credits, reimbursements or other adjustments associated with land, infrastructure, capacity or other assets provided by the Consent Holder;
- (d) the timing and manner of payments and financial arrangements;
- (e) the respective roles and responsibilities of the Consent Holder and relevant infrastructure owners and territorial authorities;
- (f) the funding, design, consenting, procurement, construction, commissioning, ownership, operation, maintenance, vesting and/or transfer of infrastructure;
- (g) the staging and timing of infrastructure delivery;
- (h) arrangements relating to the strategic water supply infrastructure;
- (i) arrangements relating to wastewater infrastructure; and
- (j) any other matter agreed by the Consent Holder and the relevant authority.

Alternative Solutions

- (230) Nothing in Conditions 231 to 232 prevents the Consent Holder and the relevant authority from agreeing to an alternative infrastructure design, delivery mechanism, funding arrangement, ownership or vesting arrangement, or servicing solution, provided that the alternative achieves an equivalent or better servicing outcome and does not materially compromise the safe and efficient operation of the relevant public infrastructure network.

5.6 Connection to IAWAI Water and Wastewater Infrastructure

Connection to IAWAI Water and Wastewater Infrastructure

- (231) Where any water supply or wastewater servicing solution for the development requires a connection to, use of, or reliance upon infrastructure owned, operated or controlled by IAWAI, the following shall apply:
 - (a) the Consent Holder shall provide Waikato Waters with all plans, modelling, technical information and other information reasonably required to facilitate the connection;
 - (b) Technical approvals with IAWAI and/or WWL necessary to ensure the connection shall include matters relating to:
 - (i) network capacity and servicing availability;
 - (ii) connection location and configuration;
 - (iii) infrastructure design and engineering requirements;
 - (iv) operational and network requirements;
 - (v) timing and sequencing of the connection;
 - (vi) ownership, vesting and maintenance responsibilities; and
 - (vii) any other matter reasonably necessary to enable the proposed connection.
 - (c) unless otherwise agreed in writing between the Consent Holder, WWL and IAWAI, the Consent Holder shall not be required to enter into a separate direct infrastructure or

connection agreement with IAWAI where the relevant connection can be appropriately managed and implemented through WWL; and

- (d) prior to occupation or habitation of any Development Unit reliant upon an IAWAI connection, the Consent Holder shall provide the relevant consent authority with written confirmation from WWL that the necessary arrangements for that connection have been completed and that the relevant Development Units are able to be serviced.

Alternative Servicing Pathway

- (232) Where an IAWAI connection cannot be agreed or implemented following the process in Condition 235, this shall not of itself prevent the Consent Holder from pursuing an alternative water supply or wastewater servicing solution in accordance with Condition [Alternative Infrastructure Solution].

Any alternative solution shall be considered with WWL in the first instance, together with any other infrastructure provider as necessary, and may be formalised through a Private Development Agreement (PDA) where appropriate.

For the avoidance of doubt, the purpose of Conditions 219 to 220 is to:

- (233) establish WWL as the primary interface and coordinating entity for any connection to IAWAI infrastructure;
 - (a) provide a transparent process for progressing and resolving connection requirements;
 - (e) ensure that an unresolved matter between infrastructure providers does not leave the Consent Holder without a defined escalation and resolution pathway; and
 - (f) preserve the ability for an alternative compliant servicing solution to be developed where an IAWAI connection cannot ultimately be achieved.

5.7 Water Supply Conditions

Development and Infrastructure Staging

- (234) The development shall be serviced by water supply and wastewater infrastructure generally in accordance with the approved Maven Infrastructure Plans and information Drawings C00-C799

For the purposes of these conditions:

- (a) a Development Unit means a residential allotment capable of accommodating a dwelling or, where a dwelling is established without creation of a separate allotment, each individual dwelling or separately habitable residential unit;
- (b) where both an allotment and a dwelling on that allotment would otherwise be counted, they shall constitute one Development Unit only;
- (c) a Development Unit shall count toward a cumulative development threshold at the earliest of:
 - (i) section 224(c) certification of the residential allotment;
 - (ii) commencement of construction of a dwelling or residential unit;
 - (iii) establishment of a dwelling or residential unit; or

- (iv) occupation or habitation of a dwelling or residential unit; and
- (d) Enabling Works do not constitute a Development Unit and may be undertaken independently of the development thresholds specified by these conditions.

Development may occur in any sequence, and infrastructure may be constructed earlier than required, provided that no applicable Development Unit threshold is exceeded until the infrastructure required to service development beyond that threshold has been constructed and commissioned or an alternative infrastructure solution has been agreed under Condition [X+5].

Water Servicing Strategy

- (235) The development shall be serviced generally in accordance with the approved Water Supply Servicing Strategy prepared by MAVEN, and the engineering plans approved under Condition 100, unless otherwise agreed in writing by WWL or IAWAI. The Consent Holder may utilise the existing public water supply network for the staged servicing of the development in accordance with these conditions and any Infrastructure Delivery Agreement entered into with WWL.

Initial Water Supply – 321 Development Units

- (236) Prior to the establishment of the first Development Unit, the Consent Holder shall construct and commission the initial water supply infrastructure generally in accordance with the approved Maven engineering plans, comprising:
 - (b) a DN450 PE water main along the main central collector road;
 - (e) connection to the existing 150 mm AC water main in Saxbys Road; and
 - (f) connection to the existing 750 mm bulk water main in Dixon Road.
- (237) The water supply network shall provide the required level of service, including a minimum pressure of 200 kPa (20 m head) at the relevant design nodes in accordance with RITS 6.1.3.1, or any subsequently adopted equivalent engineering standard.
- (238) Prior to development exceeding 321 Development Units, the Consent Holder shall construct and commission the additional water supply infrastructure required to service the development, comprising the applicable combination of DN63 PE, DN125 PE and DN180 PE mains generally in accordance with Maven Drawing R1 C600 – Water Supply Rev A.

Strategic Water Supply Infrastructure – Delivery and Completion

- (239) The Consent Holder shall design, fund, construct and commission the strategic potable water supply infrastructure identified in Condition 226. The strategic infrastructure shall:
 - (a) be designed and constructed in accordance with applicable WDC engineering standards and requirements;
 - (b) connect to the public water supply network in accordance with the approved engineering design;
 - (c) include all works necessary for testing, commissioning and integration into the public water supply network;
 - (d) be vested in WWL/IAWAI at no cost.

Infrastructure Delivery Agreement – Water Supply

- (240) Prior to giving effect to the first subdivision stage, the Consent Holder must provide WDC with evidence of the arrangements proposed by the Consent Holder for the delivery of the strategic water supply infrastructure required by Conditions 223 to 226. The arrangements shall confirm as a minimum:
- (a) final design requirements;
 - (b) the location and extent of the strategic works;
 - (c) construction standards;
 - (d) the timing and staging of design, procurement and construction;
 - (e) commissioning requirements;
 - (f) vesting arrangements;
 - (g) ownership of assets during construction;
 - (h) operational testing requirements;
 - (i) asset transfer procedures;
 - (j) allocation of construction, administration and associated costs;
 - (k) delivery milestones sufficient to demonstrate reasonable progress toward completion within the timeframe specified by Condition 241;
 - (l) reporting requirements, where reasonably required by WDC; and
 - (m) any reasonable operational requirements necessary to protect the integrity and performance of the public water supply network.
 - (n) For the avoidance of doubt, this condition applies only to the Consent Holder and does not impose any obligation on WDC, IAWAI, any network operator, infrastructure owner, or any other third party.

Interim Water Supply

- (241) Until any strategic water supply infrastructure has been commissioned and integrated into the public water supply network, potable water for the development may be supplied from the existing reticulated WWL water supply network through the approved staged connections, provided that:
- (a) the public water supply network continues to operate within engineering and operational limits acceptable to WDC;
 - (b) the Consent Holder continues to comply with any applicable Infrastructure Delivery Agreement; and
 - (c) any required security remains in place.

Future Network Security – Water Supply

- (242) Development may continue to be staged pending completion of strategic water supply infrastructure where:

- (a) the relevant stage is capable of being adequately serviced in accordance with the approved engineering design;
- (b) the applicable strategic infrastructure delivery trigger in Condition 240 has been complied with;
- (c) the Consent Holder continues to comply with applicable delivery milestones in the Infrastructure Delivery Agreement;
- (d) the security required by Condition 243 remains in place; and
- (e) the existing public water supply network continues to operate within acceptable engineering and operational limits.

For the avoidance of doubt, the existence of undeveloped or unused development capacity authorised by the Fast track Approval shall not, of itself, require earlier completion of the strategic water supply infrastructure.

5.8 Wastewater Conditions

Wastewater Servicing Strategy

- (243) The development shall be managed in accordance with the approved Wastewater Servicing Strategy prepared by Maven, and the engineering plans approved under Condition 100, unless otherwise agreed in writing by WDC or IAWAI. The Consent Holder shall provide wastewater infrastructure for the development through;
 - (a) a 250 OD wastewater rising main to 144 Hall Road;
 - (b) the gravity wastewater network required to service the relevant catchment; and
 - (c) emergency wastewater storage with an effective volume of 164.25 m³, providing approximately 9.1 hours of storage, or an alternative storage/resilience arrangement approved by Waikato Waters.
 - (d) Associated WWPS as per staging

Staging of Wastewater Servicing

- (244) The Consent Holder shall provide wastewater infrastructure to service each stage of the development in a staged manner in accordance with:
 - (a) the approved Wastewater Servicing Strategy;
 - (b) engineering plans approved under Condition 100; and
 - (c) the Infrastructure Delivery Agreement entered into with WDC (or IAWAI) under Condition 253.

Wastewater – WWPS A

- (245) Prior to the establishment or occupation of any Development Unit reliant upon Wastewater Pump Station A (WWPS A), the Consent Holder shall construct and commission:
 - (a) WWPS A generally in the location shown on the approved Maven engineering plans;
 - (b) a 250 OD wastewater rising main to 144 Hall Road;

- (c) the gravity wastewater network required to service the relevant catchment; and
- (d) emergency wastewater storage with an effective volume of 164.25 m³, providing approximately 9.1 hours of storage, or an alternative storage/resilience arrangement approved by Waikato Waters.

WWPS A shall be designed to accommodate wastewater flows associated with up to 321 Development Units, unless a greater alternative capacity or servicing threshold is agreed under Condition 243.

No further development shall occur that would cause the development reliant upon WWPS A to exceed its approved servicing capacity unless the subsequent wastewater infrastructure has been constructed and commissioned or Condition 243 has been satisfied.

Wastewater – WWPS B

- (246) Prior to the establishment or occupation of any Development Unit reliant upon Wastewater Pump Station B (WWPS B), the Consent Holder shall construct and commission:
 - (a) WWPS B within proposed Reserve Lot 5000, or an alternative location approved through detailed engineering design;
 - (b) a 160 OD wastewater rising main connecting WWPS B to WWPS A;
 - (c) the gravity wastewater network required to service the WWPS B catchment; and
 - (d) emergency wastewater storage with an effective volume of 49.5 m³, providing approximately 9 hours of storage, or an alternative storage/resilience arrangement approved by Waikato Waters.

The WWPS B catchment may provide for up to 222 Residential Development Units and one commercial lot, or an alternative development yield agreed under Condition 243.

Subsequent Wastewater Servicing

- (247) Prior to the establishment or occupation of any Development Unit beyond the catchments serviced by WWPS A and WWPS B, the gravity wastewater infrastructure necessary to service that Development Unit shall be constructed, commissioned and connected to the downstream wastewater network generally in accordance with the approved Maven engineering plans.

Where the wastewater alignment crosses the existing drain, the crossing shall comprise a stainless steel wastewater pipe crossing, or an alternative design approved by Waikato Waters, providing appropriate structural integrity, durability and protection of the wastewater infrastructure within the watercourse environment.

Alternative Infrastructure Solution

- (248) Notwithstanding Conditions 230 to 234, an alternative or modified water supply or wastewater infrastructure solution, staging arrangement or Development Unit threshold may be implemented where it is agreed in writing with Waikato Waters in the first instance, together with any other relevant territorial authority, network utility operator or

infrastructure provider considered necessary having regard to the nature of the alternative solution.

An alternative solution may include changes to:

- (a) infrastructure location, alignment, size, configuration or connection point;
- (b) pump station capacity, location or operation;
- (c) emergency storage or network resilience arrangements;
- (d) infrastructure timing or sequencing;
- (e) connection to new, upgraded or subsequently available public infrastructure; or
- (f) a Development Unit or servicing threshold where sufficient infrastructure capacity is demonstrated.

Any alternative solution shall:

- (g) provide sufficient capacity and an equivalent or improved level of service for the development reliant upon it;
 - (h) appropriately integrate with the existing and planned public water supply and/or wastewater network; and
 - (i) obtain any necessary engineering or network approvals.
- (249) Where appropriate, an alternative solution may be formalised through a Private Development Agreement (PDA) between the Consent Holder and, Waikato Waters including provisions relating to the design, funding, timing, delivery, ownership, vesting, operation and maintenance of the relevant infrastructure.

A PDA is not required unless agreed by the Territorial authorities and CCOs for which the PDA relates as necessary or appropriate to implement the alternative solution.

- (250) Unless and until an alternative solution and any corresponding revised Development Unit threshold have been agreed in writing with Waikato Waters, the infrastructure requirements and Development Unit thresholds specified in Conditions 243 & 244 shall continue to apply.

Strategic Wastewater Connection

- (251) Three months prior to giving effect to this consent the Consent Holder shall commence construction of a strategic gravity wastewater connection from the development to XX, unless WDC (or IAWAI) agrees in writing to a later commencement date. The strategic wastewater connection shall:
- (i) be designed and constructed in accordance with applicable WDC (or IAWAI) engineering standards and requirements;
 - (ii) comprise a XX gravity wastewater main (or equivalent sizing confirmed through detailed hydraulic design);
 - (iii) be capable of servicing the ultimate yield from all stages of the development;
 - (iv) be vested in WWL (or IAWAI if) at no cost. Infrastructure Delivery Agreement – Wastewater

(252) Prior to giving effect to the first subdivision stage, the Consent Holder shall provide evidence that the Consent Holder and WWL (and IAWAI, if applicable) have entered into a legally binding Infrastructure Delivery Agreement providing for the staged delivery of the wastewater infrastructure required by these conditions, including the strategic wastewater connection. The Infrastructure Delivery Agreement shall include, as a minimum:

- (a) final design requirements;
- (b) the location and extent of the strategic wastewater works;
- (c) construction standards;
- (d) the timing and staging of design, consenting, procurement and construction;
- (e) commissioning requirements;
- (f) vesting arrangements;
- (g) ownership of assets during construction;
- (h) operational testing requirements;
- (i) asset transfer procedures;
- (j) allocation of construction, administration and associated costs;
- (k) delivery milestones sufficient to demonstrate reasonable progress toward commencement of construction of the strategic wastewater connection within the period specified by Condition 252 and its subsequent completion and commissioning;
- (l) requirements relating to the staged construction, upgrade and commissioning of each wastewater pump station;
- (m) requirements relating to any interim servicing arrangement and the conditions under which that arrangement may continue to be used;
- (n) reporting requirements ; and
- (o) any reasonable operational requirements necessary to protect the integrity and performance of the public wastewater network.

The Infrastructure Delivery Agreement may be amended by written agreement between the Consent Holder and WDC without requiring an amendment to these consent conditions, provided that any amendment remains consistent with the outcomes required by these conditions and the Fast-track Approval.

Security for Wastewater Delivery

(253) By the date specified in the Infrastructure Delivery Agreement, the Consent Holder shall provide security acceptable to WDC to secure delivery of the strategic wastewater infrastructure required by Condition 252. The form and value of the security shall be agreed between the Consent Holder and WDC and may include:

- (a) a bond;
- (b) a bank guarantee;
- (c) a parent company guarantee;

- (d) staged security; or
- (e) any other equivalent financial security acceptable to WDC.

The security may be staged, reduced or released as components of the strategic wastewater infrastructure are completed, commissioned and vested in WWL in accordance with the Infrastructure Delivery Agreement.

Interim Servicing Arrangement

- (254) Until the strategic wastewater connection has been commissioned and operational, the development may be serviced on an interim basis through the interim connection infrastructure established under Stage 1 and Stage 2, including:
- (a) WWPS A and the rising main between WWPS A and the receiving connection point on the existing wastewater network;
 - (b) WWPS B and the rising main between WWPS B and the receiving connection point; and
 - (c) any subsequent staged wastewater infrastructure approved through the engineering design process.
 - (d) Development may continue to be staged using the interim servicing arrangement where:
 - (i) the relevant stage is capable of being adequately serviced in accordance with the approved engineering design;
 - (ii) the receiving public wastewater network has sufficient available capacity;
 - (iii) the Consent Holder continues to comply with the Infrastructure Delivery Agreement; and
 - (iv) the Consent Holder continues to progress delivery of the strategic wastewater connection in accordance with Conditions 252 and 253.

Once the strategic wastewater connection is commissioned and operational, and the interim connection is no longer required for the approved wastewater servicing solution, the Consent Holder shall decommission the interim connection in accordance with the approved engineering design and applicable WDC (or [IAWA]) requirements.

Network Capacity and Monitoring

- (255) Where reasonably required by WDC, the Consent Holder shall undertake wastewater network monitoring and provide the results to WDC to demonstrate that wastewater discharges from the development remain within the design assumptions adopted by the approved Wastewater Servicing Strategy and that the receiving public wastewater network continues to operate within acceptable engineering and operational limits. Any monitoring programme required under this condition shall:
- (a) be proportionate to the scale and effects of the development;
 - (b) have regard to the staging and rate of development; and
 - (c) may be amended by written agreement between the Consent Holder and WDC without requiring an amendment to these consent conditions.

Development Staging and Future Network Security

- (256) The Consent Holder must undertake strategic wastewater works, intended to form part of the wider public wastewater network within its control, that are necessary to deliver the strategic wastewater infrastructure in accordance with these conditions.

Development may continue to be staged prior to completion and commissioning of the strategic wastewater connection where:

- (a) the relevant stage can be adequately serviced in accordance with the approved engineering design;
- (b) sufficient capacity is available within the receiving public wastewater network to service that stage;
- (c) the Consent Holder has commenced the works required of it for the strategic wastewater connection within the timeframe specified in Condition 252;
- (d) the Consent Holder has undertaken the actions required of it under any applicable infrastructure delivery arrangements;
- (e) any security required to be provided by the Consent Holder under Condition 254 remains in place; and
- (f) servicing of the relevant stage can occur without causing the receiving public wastewater network to operate outside acceptable engineering and operational limits.
- (g) Network continues to operate within acceptable engineering and operational limits.

Alternative Strategic Wastewater Solution

- (257) Notwithstanding Conditions 230 to 241, the strategic wastewater infrastructure required by these conditions may comprise an alternative combination of gravity wastewater mains, rising mains, wastewater pump stations, storage or flow attenuation facilities, treatment upgrades, or other wastewater servicing infrastructure or solutions agreed in writing between the Consent Holder and WDC. Any alternative solution agreed under this condition shall:

- (a) achieve an equivalent or better level of service and network performance than the strategic solution contemplated by the approved Wastewater Servicing Strategy;
- (b) be capable of adequately servicing the development;
- (c) maintain the integrity and performance of the public wastewater network; and
- (d) satisfy applicable WDC engineering standards and requirements.

An alternative strategic wastewater solution agreed in writing under this condition shall not require an amendment to these consent conditions.

Advice note: The Private Developer Agreement (PDA) or Infrastructure Delivery Agreement is the principal agreement for the SL1 Residential South development, dealing with land to vest, development and financial contributions, payment timing and securities, and infrastructure delivery arrangements with WDC (including the delivery and vesting of any strategic water supply and wastewater infrastructure). The PDA or Infrastructure Delivery

Agreement is required as a condition precedent by Condition 159 of this consent and Condition [X] of the WDC Subdivision Consent (Part C).

5.9 Ecological Conditions

Ecological Management Plan

- (258) Prior to commencement of earthworks within 100 m of the retained Floodplain wetland, or any upper tributary of the Mangakōtukutuku Stream on the Site, the Consent Holder shall submit an EcolMP to WDC for certification in accordance with Condition 37.

Identification of Wetlands and Ecological Protection Areas

- (259) Prior to commencement of earthworks within 100 m of the retained Floodplain wetland, the wetland boundary shall be confirmed on the ground by a suitably qualified and experienced wetland ecologist. The confirmed wetland boundary and associated ecological protection areas shall be:
- (a) shown on the relevant detailed design and construction plans;
 - (b) clearly demarcated on site prior to commencement of adjacent works; and
 - (c) communicated to contractors working in the vicinity of the wetland.

Wetland Ecological Buffers

- (260) An average 10 m wide planted ecological buffer shall be established around:
- (a) the wetland creation area identified in the EcolMP; and
 - (b) Wetland A which is subject to enhancement and restoration identified in the EcolMP.

The final configuration of the ecological buffers shall be shown on the certified EcolMP.

Stage 1 - Wetland Offset and Enhancement Delivery

- (261) All physical works necessary to establish the wetland offset package shall be undertaken as part of Stage 1 of the development. The Stage 1 works shall include, as a minimum:
- (a) formation and earthworks for the created wetland, being approximately 348m²;
 - (d) establishment of the hydrological regime required to support the created wetland;
 - (e) enhancement and restoration of Wetland B being approximately 50 m²
 - (f) establishment and planting of the required ecological buffers;
 - (g) initial weed and animal pest control; and

Wetland Defects Liability and Maintenance Period

- (262) The enhanced and restored Wetland B, associated ecological buffers and ecological planting forming part of the wetland offset package shall be subject to a minimum five-year Wetland Defects Liability and Maintenance Period, commencing following certification by a suitably qualified and experienced ecologist that the Stage 1 Wetland B enhancement works have been completed. During this period, the Consent Holder shall remain responsible for plant replacement, infill planting, weed and animal pest control, fencing, erosion and sediment remediation, maintenance of appropriate wetland

hydrology and any other remedial measures required to achieve the ecological outcomes specified by these conditions.

Stage 1 - Wetland Offset and Enhancement Completion Report

- (263) Prior to completion of Stage 1, the Consent Holder shall provide a Wetland Offset and Enhancement Establishment Report prepared by a suitably qualified and experienced ecologist confirming:
- (a) completion of the enhancement and restoration works for Wetland B;
 - (b) establishment of the required ecological buffers;
 - (c) completion of the initial wetland and buffer planting;
 - (d) installation of fencing and other physical protection measures; and
 - (e) commencement of the Wetland Defects Liability and Maintenance Period.

5.9.1 Bird Management Plan

Bird Management Plan

- (264) The consent holder must implement the following bird management requirements:
- (265) Prior to any vegetation clearance or earthworks within areas of potential bird nesting habitat, the consent holder must implement the Bird Management Plan prepared by Ecological Solutions Limited, titled SL1 Residential South Development Bird Management Plan, dated August 2026.
- (266) The objective of the Bird Management Plan is to avoid or minimise adverse effects on native and protected birds, including disturbance, injury or mortality associated with vegetation clearance and earthworks.

5.9.2 Long-tailed Bat Management Conditions

Certification and implementation of Bat Management Plan

- (267) Prior to the commencement of any vegetation clearance, earthworks consent holder must submit a final Bat Management Plan to WDC Council for certification.

The objective of the Bat Management Plan is to avoid injury or mortality of long-tailed bats, minimise construction and operational disturbance, and maintain or enhance the functional value of bat roosting, commuting and foraging habitat within and adjoining habitat.

The Bat Management Plan must be generally in accordance with the draft Bat Management Plan prepared by Ecological Solutions Limited, titled SL1 Residential South Development Bat Management Plan, dated August 2026, and must include, as a minimum:

- (a) the roles and responsibilities of the consent holder, contractors, arborists and project ecologist;
- (b) the identification and demarcation of potential bat roost trees;
- (c) pre-felling bat survey and occupancy check methods;
- (d) vegetation clearance protocols;

- (e) procedures to be followed if bats, bat roosts, or evidence of bat occupation are identified;
 - (f) bat injury or mortality response procedures;
 - (g) bat-sensitive lighting requirements;
 - (h) bat habitat enhancement planting and roost-feature retention measures; and
 - (i) reporting requirements;
 - (j) Implementation of residual bat compensatory package.
- (268) All works must be undertaken in accordance with the certified Bat Management Plan.

Final bat management completion report

- (269) Within three months of completion of all vegetation clearance and bat habitat enhancement works required by the certified Bat Management Plan, the consent holder must submit a final bat management completion report to WDC Council.

The report must summarise:

- (a) implementation of the certified Bat Management Plan;
- (b) vegetation clearance and bat roost protocol outcomes;
- (c) bat-sensitive lighting measures installed;
- (d) habitat enhancement planting completed;
- (e) roost-feature retention or relocation undertaken;
- (f) any incidents, adaptive management responses or corrective actions; and
- (g) any ongoing maintenance or monitoring requirements.

5.10 Transport Conditions

5.10.1 Common Transport Conditions

Objective and Transport Outcome

- (270) The purpose of Conditions 270 to 285 is to ensure that the subdivision, use and development authorised by this consent:
- (a) is provided with safe and efficient access to the surrounding transport network;
 - (b) does not result in unacceptable adverse effects on the safety, efficiency or operation of the surrounding transport network;
 - (c) provides appropriate walking and cycling connectivity;
 - (d) provides transport infrastructure and mitigation when it is required by the effects of the development;
 - (e) appropriately integrates with existing, committed and future strategic transport infrastructure, including Hamilton Southern Links ("HSL"); and

- (f) enables the timing and form of transport mitigation to respond to actual development, observed transport conditions, updated modelling and changes to the surrounding transport network over the duration of the consent.

Advice note: The transport assessment thresholds specified in these conditions identify the points at which transport effects and mitigation are to be assessed. They are not development caps.

Approved Transport Assessment

- (271) The transport effects of the development have been assessed in the SL1 Industrial and Residential Integrated Transport Assessment prepared by Bloxam Burnett & Olliver Ltd, dated 26 August 2026 ("2026 ITA").

The infrastructure, mitigation and assessment thresholds identified in the 2026 ITA shall apply except where:

- (a) the relevant infrastructure has already been provided;
- (b) alternative or permanent infrastructure has become available;
- (c) an Updated Transport Assessment ("UTA") prepared in accordance with Condition 349 demonstrates that the identified mitigation can appropriately be modified, deferred or replaced; or
- (d) an UTA establishes a revised transport assessment threshold.

Updated Transport Assessment

- (272) Where these conditions identify a transport assessment threshold, the Consent Holder may, prior to exceeding that threshold, prepare an UTA by a suitably qualified and experienced transport engineer.

The UTA shall assess the transport effects of further development having regard to the best reasonably available transport information at the time, including, where relevant:

- (a) actual development yield, land use and trip generation;
- (b) observed traffic volumes, turning movements, heavy vehicle proportions, queues and intersection performance;
- (c) updated crash and safety information;
- (d) development completed or committed within relevant surrounding growth areas;
- (e) transport infrastructure completed, under construction or committed since preparation of the 2026 ITA;
- (f) the status, timing and form of HSL, including any relevant connections to SH3 or the local transport network;
- (g) public transport provision, travel behaviour and mode share;
- (h) walking and cycling infrastructure and active-mode uptake; and
- (i) updated strategic and/or operational transport modelling.

- (273) Updated modelling and observed transport data may supersede the assumptions, forecasts and modelling contained in the 2026 ITA where the suitably qualified and experienced transport engineer provides the technical basis for doing so.

The UTA shall identify:

- (a) whether the mitigation identified in the 2026 ITA remains necessary;
- (b) whether that mitigation can appropriately be modified, deferred or replaced;
- (c) any alternative mitigation necessary to appropriately manage the effects of further development; and
- (d) where appropriate, a revised or subsequent transport assessment threshold.

Where the UTA demonstrates that development beyond the applicable threshold can proceed while achieving the outcomes in Condition 347, development may proceed in accordance with the mitigation and/or subsequent assessment threshold identified in the UTA.

Technical Review

- (274) Any UTA prepared under Condition 272 shall be provided to WDC for technical review.

Where the UTA materially relates to the operation of a transport corridor controlled by Hamilton City Council and/or NZ Transport Agency Waka Kotahi, a copy shall also be provided to the relevant road controlling authority with a reasonable opportunity to provide technical comments.

The Consent Holder shall provide WDC with:

- (a) the UTA;
- (b) any technical comments received from the relevant road controlling authority; and
- (c) where a material technical comment has not been adopted, the transport engineer's reasons for that position.

The purpose of the technical review is to confirm the robustness of the assessment and does not require the Consent Holder to obtain the agreement or approval of another road controlling authority as a prerequisite to exercising this land use consent.

This condition does not remove the requirement to obtain any separate corridor access, engineering, designation, statutory or asset-owner approval legally required to undertake physical works within infrastructure owned or controlled by another authority.

Infrastructure Delivered by Others and No Duplication

- (275) A requirement under these conditions to provide transport infrastructure or mitigation shall be satisfied, in whole or in part, where the required transport function is provided by infrastructure:

- (a) constructed by the Consent Holder;
- (b) constructed by another developer or landowner;
- (c) constructed by a road controlling authority or other infrastructure provider;
- (d) jointly constructed or funded by two or more parties;

- (e) delivered through an infrastructure funding or development agreement; or
- (f) delivered through an Infrastructure Funding and Financing ("IFF") arrangement or other lawful infrastructure funding mechanism.

Provided a suitably qualified and experienced transport engineer confirms that the infrastructure is available, or will be available when required, and achieves the relevant transport outcome under Condition 274.

The Consent Holder shall not be required to duplicate transport infrastructure or mitigation already available to appropriately serve the development authorised by this consent.

Infrastructure Funding and Financing and NZTA Hamilton Southern Links

- (276) Nothing in these conditions prevents part or all of HSL, or other transport infrastructure serving the development, from being funded, procured, constructed or accelerated through:

- (a) an arrangement under the Infrastructure Funding and Financing Act 2020;
- (b) an infrastructure special purpose vehicle or equivalent funding entity;
- (c) an infrastructure or development agreement;
- (d) a levy, targeted rate or other lawful infrastructure funding mechanism;
- (e) direct public investment;
- (f) joint developer/public infrastructure delivery; or
- (g) any combination of those mechanisms.

For the purposes of a UTA, transport infrastructure may be treated as committed infrastructure where it is:

- (a) completed;
- (b) under construction;
- (c) fully funded and subject to an executed construction or delivery arrangement;
- (d) secured through an approved IFF or equivalent binding infrastructure delivery arrangement; or
- (e) otherwise sufficiently certain, in the professional opinion of the transport engineer, to reasonably be included within the transport assessment.

An IFF or other infrastructure arrangement does not need to fund or deliver the entirety of HSL. A discrete section, intersection, roundabout, connection or stage of HSL may be relied upon to the extent that the UTA demonstrates that it provides relevant network capacity or mitigation.

HSL and Alternative Strategic Transport Infrastructure

- (277) The timing of HSL is not a prerequisite to development where the development can achieve the outcomes in Condition 272 through the existing network, interim infrastructure or another appropriate transport solution.

Where part or all of HSL or another strategic transport connection becomes available, a UTA may rely upon that infrastructure and may identify:

- (a) revised transport assessment thresholds;
- (b) revised infrastructure staging;
- (c) modification or removal of an interim transport requirement;
- (d) replacement of interim infrastructure with permanent infrastructure; or
- (e) additional development capable of being appropriately accommodated.

Interim transport infrastructure shall, so far as reasonably practicable, be designed so as not to preclude the future implementation of HSL.

Separate Consent Holders

- (278) Where transport infrastructure provides benefits to development undertaken by more than one landowner or consent holder, these conditions do not determine:

- (a) ownership or delivery responsibility;
- (b) cost allocation or apportionment;
- (c) development contribution liability;
- (d) IFF levy or other funding liability; or
- (e) the commercial arrangements between developers or infrastructure providers.

Unless expressly stated otherwise, the Consent Holder is responsible for mitigating the transport effects reasonably attributable to the development authorised by this consent.

Development undertaken pursuant to another resource consent shall not, of itself, cause the Consent Holder to exceed a development threshold specified in this consent.

However, a UTA shall take account of the actual and reasonably foreseeable cumulative transport environment where relevant to determining network performance and the mitigation required for the development authorised by this consent.

5.10.2 Residential Transport Conditions

Objective

The objective of Conditions 279 to 302 is to ensure that, as the Residential Development progresses:

- (a) the Ohaupo Road corridor and key intersections continue to operate safely and efficiently;
- (b) development-generated traffic is appropriately accommodated;
- (c) walking and cycling connections are progressively provided; and
- (d) transport mitigation is delivered when demonstrated to be necessary by the scale and effects of development.

Initial Access and Active Mode Infrastructure

- (279) Prior to occupation of residential development that relies upon access from MacMurdo Avenue or Forth Crescent, the relevant road extension shall be formed and operational to provide safe and efficient access to that development.

- (280) Prior to occupation of residential development relying upon the Saxbys Road connection, the walking and cycling connection between the development and the existing Saxbys Road / Deanwell Avenue network shall be provided generally in accordance with the outcomes shown on BBO Drawing 149240-00-0250.

The detailed form of those works may be modified through detailed design or a UTA, provided the outcome in Condition 280 is achieved.

Lambert Court Intersection

- (281) Prior to residential development generating traffic through the Ohaupo Road / Lambert Court intersection, the intersection shall be upgraded to provide safe and efficient access appropriate to the traffic generated by the development.

The anticipated treatment based on the 2026 ITA is a four-arm signalised intersection generally in accordance with BBO Drawing 149240-00-0220.

An alternative treatment may be implemented where supported by a UTA in accordance with Condition 272.

198-Dwelling Transport Assessment Threshold

- (282) 198 dwellings is a transport assessment threshold and not a development cap.

Prior to occupation of development exceeding this threshold, the Consent Holder shall either:

(a) provide:

- (i) the Ohaupo Road / Houchens Road intersection improvement identified in the 2026 ITA; and
- (ii) the MacMurdo Avenue / MacDonald Road / Lambert Court walking and cycling improvements identified in BBO Drawings 149240-00-0270 to 0275; or

(b) prepare a UTA under Condition 272 demonstrating the mitigation and/or subsequent assessment threshold appropriate to development beyond 198 dwellings.

271-Dwelling Transport Assessment Threshold

- (283) 271 dwellings is a transport assessment threshold and not a development cap.

Prior to occupation of development exceeding this threshold, the Consent Holder shall either:

(a) widen and extend the Ohaupo Road southbound dual exit lanes from the Saxbys Road / Tomin Road roundabout towards the Lambert Court signalised intersection, as identified in the 2026 ITA; or

(b) prepare a UTA under Condition 272 demonstrating the mitigation and/or subsequent assessment threshold appropriate to development beyond 271 dwellings.

321-Dwelling Transport Assessment Threshold

- (284) 321 dwellings is a transport assessment threshold and not a development cap.

Prior to occupation of development exceeding this threshold, the Consent Holder shall either:

- (a) provide the Ohaupo Road / Saxbys Road / Tomin Road mitigation identified in the 2026 ITA, comprising:
 - (i) four-laning of Ohaupo Road between Saxbys Road and Lambert Court;
 - (ii) additional approach capacity on Saxbys Road and Tomin Road generally in accordance with BBO Drawing 149240-00-0215; and
 - (iii) southbound Ohaupo Road metering during the morning peak where required; or
- (b) prepare a UTA under Condition 272 demonstrating the mitigation and/or subsequent assessment threshold appropriate to development beyond 321 dwellings.

543-Dwelling Comprehensive Reassessment Threshold

- (285) 543 dwellings is a comprehensive transport reassessment threshold and not a development cap.

Prior to occupation of development exceeding this threshold, the Consent Holder shall prepare a UTA in accordance with Condition 272.

In addition to the matters required by Condition 272, the UTA shall specifically assess:

- (a) the operation and safety of the Ohaupo Road corridor;
- (b) whether the right-turn restriction at Ohaupo Road / Resthill Crescent identified in the 2026 ITA remains necessary and, if so, its approximate timing;
- (c) the status of HSL and any resulting changes to route choice and network capacity;
- (d) whether further walking, cycling or public transport-supporting infrastructure is required; and
- (e) the appropriate mitigation and/or subsequent transport assessment threshold for further development.

Development beyond 543 dwellings may proceed in accordance with the mitigation and subsequent assessment threshold, if any, identified by the UTA.

5.10.3 Part A – General Transport Conditions

A1 Approved Transport Framework

- (286) The subdivision and development of the Site shall be undertaken generally in accordance with the transport network, access arrangements, road hierarchy and staging identified in the approved scheme plans and the Integrated Transport Assessment, except where modified by these conditions or through subsequent detailed engineering approval.

A2 Stage-specific transport infrastructure

- (287) Prior to certification under section 224(c) of the Resource Management Act 1991 for any subdivision stage, the Consent Holder shall demonstrate to WDC that all transport infrastructure necessary to serve that stage has been:
- (a) constructed and made operational; or
 - (b) secured for completion prior to occupation where expressly provided for by these conditions.

The infrastructure shall include, where relevant: vehicle access; internal roads; intersection works; footpaths; cycleways and shared paths; street lighting; bus infrastructure; and emergency access and turning facilities.

A3 Detailed engineering design

- (288) Prior to construction of transport infrastructure within each stage, detailed engineering plans shall be submitted to and approved by WDC. The plans shall demonstrate compliance with:
- (a) the approved consent plans;
 - (b) applicable District Plan road formation requirements;
 - (c) Regional Infrastructure Technical Specifications (RITS); and
 - (d) applicable NZ Transport Agency Waka Kotahi requirements.

A4 Safe System audits

- (289) Safe System audits shall be undertaken for transport infrastructure appropriate to the scale and nature of the works:
- (a) prior to construction following completion of detailed design;
 - (b) during construction where appropriate; and
 - (c) following completion and prior to opening the relevant infrastructure to general traffic.

The Consent Holder shall provide the audit findings and an associated response schedule to WDC. Where an audit recommendation is not adopted, the response schedule shall record the reasons for that decision.

5.10.4 Part B – Early Development

B1 Stage 1 Access

- (290) Vehicular access for Stage 1 shall be provided via Saxbys Road in accordance with the approved scheme plans and the Integrated Transport Assessment. No development within Stage 1 shall be occupied until the required Saxbys Road access and associated intersection works have been completed to the satisfaction of WDC and the relevant road controlling authority.

B2 Early-stage walking and cycling infrastructure

- (291) Footpaths and cycle facilities forming part of Stages 1 and 2 and other early stages shall be constructed progressively with the stage within which those facilities are located. Connections to existing adjoining pedestrian and cycling networks shall be completed when the stage adjoining that connection is developed and shall not be deferred until completion of the wider SL1 Residential South development.

5.10.5 Part C – Later Residential Development

C1 Integrated internal network

- (292) Subsequent development stages shall progressively complete the integrated internal road network generally in accordance with the approved scheme plans.

C2 Active-mode infrastructure

- (293) For every subsequent development stage:
- (a) footpaths shall be constructed on internal streets within that stage;
 - (b) cycleways identified on the approved collector-road network shall be constructed within that stage; and
 - (c) connections to adjoining reserves or path networks shall be completed when the development stage reaches the relevant boundary.

C3 Bus-ready collector network

- (294) Collector roads identified as future public transport routes shall be designed and constructed to accommodate bus operation, including the tracking requirements of a 13.5 m single-unit bus.

C4 Bus infrastructure

- (295) Bus stop infrastructure shall be progressively installed at locations agreed with Waikato Regional Council and WDC. Where required by those authorities, facilities shall include bus stop hardstands, accessible kerbs, shelters, seating, and lighting.

C5 Public transport engagement trigger

- (296) No later than the issue of the 400th residential title, or another equivalent trigger agreed with Waikato Regional Council, the Consent Holder shall formally engage with Waikato Regional Council regarding the extension or diversion of scheduled passenger transport services into the development. A record of that engagement and any agreed implementation pathway shall be provided to WDC.

5.10.6 Part D – Speed Environment and Street Design

D1 Low-speed environment

- (297) The neighbourhood commercial node and adjoining open spaces shall be designed as a low-speed environment consistent with an intended operating speed of approximately 30 km/h. Detailed design shall incorporate physical measures appropriate to achieving the intended operating environment, which may include raised platforms, gateway or threshold treatments, carriageway narrowing, landscaping, and pedestrian-priority treatments.

D2 Street lighting

- (298) Street lighting shall be installed progressively with each development stage and shall be operational before occupation of the relevant stage. Lighting shall extend to internal roads, key pedestrian accessways, cycleways and shared paths where required by the applicable design standard.

5.10.7 Part F – Monitoring and Review

F1 Traffic monitoring – first trigger

- (299) Within 12 months following occupation of the 200th dwelling, turning-movement traffic surveys shall be undertaken at the Saxbys Road access, the Ohaupo Road / Saxbys Road /

Tomin Road roundabout, the Ohaupo Road / Lambert Court intersection and the Ohaupo Road / Houchens Road intersection.

F2 Traffic monitoring – second trigger

- (300) Within 12 months following occupation of the 600th dwelling, turning-movement surveys shall be undertaken at the Saxbys Road access, the Ohaupo Road / Saxbys Road / Tomin Road roundabout, the Ohaupo Road / Lambert Court intersection, the Ohaupo Road / Houchens Road intersection and the Ohaupo Road / Resthill Crescent intersection.

F3 Review

- (301) The monitoring results required by Conditions 299 and 300 shall be provided to WDC and compared against the development trip-generation and distribution assumptions contained in the approved ITA. Where observed development-generated traffic volumes materially exceed the assumptions relied upon in the ITA, the Consent Holder shall, in consultation with WDC:
- (a) investigate the reasons for the difference;
 - (b) assess whether any remaining transport staging trigger requires reconsideration; and
 - (c) identify any reasonably necessary response within the development to manage an identified adverse transport effect.

5.10.8 Part G – Vesting and Completion

G1 Transport assets to vest

- (302) Roads, footpaths, cycleways, lighting and other transport assets proposed to vest in WDC or a road controlling authority shall be:
- (a) constructed in accordance with the approved engineering plans;
 - (b) appropriately tested and commissioned;
 - (c) recorded in as-built documentation; and
 - (d) maintained for the applicable defects liability period, to the satisfaction of the relevant road controlling authority.

5.11 Retaining Walls – Sub-Staged Construction

- (303) Retaining walls within each sub-stage of the development must be constructed in the locations generally shown on the approved scheme plans.
- (304) The retaining walls required within each sub-stage must be designed and constructed:
- (a) in general accordance with the approved plans and information forming part of this consent;
 - (b) in general accordance with the recommendations and requirements of the approved Geotechnical Investigation Report, Southern Links Development – Residential Stage 1, Saxbys Road, prepared by CMW Geosciences, Ref HAM2025-0056AD Rev 5, dated 1st September 2026; and

- (c) together with any associated fences, barriers, drainage, foundations, erosion protection and other ancillary works necessary to ensure the retaining walls are structurally stable, safe and appropriately integrated with the adjoining finished ground levels.
- (305) Retaining walls and associated fences may be constructed on a sub-stage basis, provided that all retaining works necessary to support the landform, roads, lots, accessways or other works within that sub-stage are completed before those areas are brought into use or relied upon for subsequent construction.
- (306) Where a retaining wall straddles or supports more than one sub-stage, the Consent Holder must ensure that the portion required to safely support the relevant sub-stage is completed before works within that sub-stage are completed.
- (307) Any material departure from the location, height, form or engineering design of a retaining wall shown on the approved plans must be supported by confirmation from a suitably qualified and experienced geotechnical and/or structural engineer that the amended design remains consistent with the intent of the approved geotechnical assessment and does not result in any additional adverse effects beyond those authorised by this consent.

5.12 Enabling Works

- (308) Notwithstanding any other condition of this consent, the Consent Holder may undertake Enabling Works prior to the commencement of the main earthworks, civil works or construction works authorised by this consent.
- (309) For the purposes of this consent, Enabling Works means preliminary works necessary to investigate, access, secure, prepare or establish the Site for subsequent earthworks and construction and may include:
 - (a) site investigations, surveying, monitoring, testing, sampling and geotechnical investigations, including installation of monitoring equipment;
 - (b) establishment of site access, temporary construction accesses, haul roads, construction compounds, site offices, laydown areas, contractor facilities, temporary fencing, gates, hoardings and site security;
 - (c) installation, relocation, protection or removal of existing services and utilities, including temporary utility connections;
 - (d) vegetation clearance, including removal of individual trees, hedges, shelterbelts and other vegetation, where otherwise authorised by this consent;
 - (e) demolition and removal of existing buildings, structures, fences, hardstand areas and redundant infrastructure;
 - (f) establishment of erosion and sediment control measures, clean-water diversions, stabilised construction entrances and other environmental controls required in advance of bulk earthworks;
 - (g) minor earthworks associated with the activities identified above, including localised stripping, excavation, filling, grading and formation;
 - (h) establishment of temporary drainage and dewatering measures; and

- (i) any other preliminary or preparatory activity of a similar nature that does not comprise bulk earthworks or substantive civil construction associated with a development stage.
- (310) For the avoidance of doubt, the undertaking of Enabling Works shall not constitute commencement of bulk earthworks, civil construction or a development stage for the purposes of these conditions and shall not trigger any condition requiring the preparation, submission, certification or implementation of a Management Plan, Stage Development Plan, detailed engineering plan or other pre-commencement requirement that applies to the main earthworks or construction works, unless that condition expressly states that it applies to Enabling Works.
- (311) Enabling Works may therefore be undertaken in advance of certification of the CMP, EMP, CTMP, CNVMP, DMP, or any other management plan required by these conditions for the subsequent earthworks or construction phase.
- (312) Notwithstanding Conditions 309 to 311, all Enabling Works shall:
- (a) comply with any condition of this consent that expressly applies to Enabling Works;
 - (b) be undertaken in accordance with all applicable permitted activity standards or any separate resource consent or statutory authorisation required for those works;
 - (c) incorporate erosion, sediment, dust, noise and traffic management measures appropriate to the nature, scale and duration of the Enabling Works being undertaken; and
 - (d) not prevent or compromise the subsequent implementation of any certified Management Plan, engineering design, staging requirement or other condition of this consent.

Advice Note: The purpose of this condition is to enable preliminary establishment and preparatory works to commence without triggering the management plan certification and general earthworks requirements that are intended to apply to the subsequent bulk earthworks, civil construction and staged development of the Site.

1.0 Part C - WDC Subdivision Consent

1.1 Conditions Set Overview

This consent authorises the subdivision of the SL1 Residential South site at 49A and 49B Saxbys Road to create 938 residential lots across five (5) stages. The Site comprises five existing land parcels, legally described as Part Lot 2 DP 25668 and Part Lot 1 DP 25668 (33.64 ha), Lot 2 DP 589463 (22.2086 ha), Part Lot 1 DP 25668 (26.4563 ha), and Lot 3 DP 394366 and Lot 1 DP South Auckland 51518 (7.58 ha), being a total landholding of approximately 89.9 ha, of which the development site is approximately 46 ha. The subdivision will also create roads, reserve, and infrastructure lots to be vested in Waipā District Council.

This consent must be read in conjunction with:

- Part A – Waipā DC Land Use Consent (Contaminated Land / NES:CS)
- Part B – Waipā DC Land Use Consent
- **Part C – Waipā DC Subdivision Consent**
- Part CO – Waipā DC Day 0 Subdivision Consent
- Part D – WRC Land Disturbance Consent
- Part E – WRC Water Permit (Diversion of Catchment Tributaries)
- Part F – WRC Groundwater Diversion and Discharge
- Part G – WRC Water Permit (Temporary Groundwater Take)
- Part H – WRC Stormwater Diversion and Discharge
- Part I – WRC NES-FM Wetlands Consent
- Part J – Wildlife Act Authority
- Part K – WRC Riverbed Disturbance
- Part L - WRC NES-FM Reclamation Consent* (Refer to Section 4.0 – Volume 2).

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2.1 Abbreviations and Definitions

In these conditions, unless the context otherwise requires, the following abbreviations have the meanings set out below:

Abbreviation	Definition
AEE	Assessment of Environmental Effects
BPMP	Buffer Planting Management Plan
CIA	Cultural Impact Assessment
CPEng	Chartered Professional Engineer
DRP	Design Review Panel
EMP	Earthworks Management Plan
EPA	Environmental Protection Authority
FTAA	Fast-track Approvals Act 2024
GRFL	Golden Ridge Farm Limited
GRPL	Golden Ridge Park Limited
HAIL	Hazardous Activities and Industries List
HNZPT	Heritage New Zealand Pouhere Taonga
JOAL	Jointly Owned Access Lot
LP	Landscape Plan
LT	Land Transfer
Mana Whenua	Ngaati Wairere, Ngaati Maahanga, Ngaati Tamainupoo, Ngaati Hauaa, Ngaati Koroki-Kahukura, and Ngaati Apakura
NES:CS	National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011
RDG	Residential Design Guidelines
PDA	Private Development Agreement
RITS	Regional Infrastructure Technical Specification
RMA	Resource Management Act 1991

Site	49A and 49B Saxbys Road (legal descriptions per Section 2.2)
SMP	Stormwater Management Plan
SQEP	Suitably Qualified and Experienced Person/Professional
SVR	Site Validation Report
WDC	Waipā District Council
WRC	Waikato Regional Council
WWPS	Wastewater Pump Station
the Consent Holder	Golden Ridge Farm Limited and Golden Ridge Park Limited

2.2 Consent Particulars Table

Resource Consent:	XX
Grants to:	Golden Ridge Farm Limited and Golden Ridge Park Limited
Commencement date:	XX
Lapse date:	Fifteen (15) years from the date of commencement unless it has been given effect to, surrendered, or cancelled at an earlier date.
Location:	49A and 49B Saxbys Road. Legal descriptions: Part Lot 2 DP 25668 and Part Lot 1 DP 25668 (33.64 ha); Lot 2 DP 589463 (22.2086 ha); Part Lot 1 DP 25668 (26.4563 ha); Lot 3 DP 394366 and Lot 1 DP South Auckland 51518 (7.58 ha).

2.3 General Conditions

- (1) The activities authorised by this consent must be undertaken in general accordance with the information and plans submitted by the Consent Holder in support of the consent application. In the event of a conflict between the application documents and the conditions of this consent, the conditions shall prevail.
- (2) A copy of this consent must be kept on Site at all times that works are being undertaken and must be produced without unreasonable delay upon request from a WDC officer or agent.
- (3) The Consent Holder must be responsible for all contracted operations and must ensure contractors are made aware of the conditions of this consent and ensure compliance.

- (4) Any reference in these conditions to a New Zealand Standard or guideline document includes any later version that amends or replaces it.
- (5) The Consent Holder must advise WDC in writing at least five (5) working days prior to commencement of any works on the Site.

2.4 Fees & Charges

- (6) The Consent Holder must pay to WDC 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.

2.5 Consent Lapse

- (7) This consent shall lapse fifteen (15) years from the date of commencement unless it has been given effect to, surrendered, or cancelled at an earlier date.

2.6 Review

- (8) WDC may at any time 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 not identified in the AEE has arisen; or
 - (b) the magnitude of adverse effects is materially larger than indicated in the AEE.

2.7 Pre-Start Requirements

- (9) The Consent Holder must appoint a representative as WDC's principal contact for matters relating to this consent before any works commence, and must notify WDC of that person's name and contact details. Should that person change, the Consent Holder must immediately notify WDC.
- (10) Before any works commence, the Consent Holder must confirm to WDC in writing that the Design Review Panel (DRP) and Residential Design Guidelines (RDG) required by Part B of this Conditions Set have been established and certified (where required to be certified before the relevant stage).

2.8 Mana Whenua and Cultural

- (11) At least twenty (20) working days prior to commencement of subdivision works on any part of the Site, the Consent Holder must give written notice to Mana Whenua of the proposed activities.
- (12) Prior to commencement of subdivision works, the Consent Holder must invite Mana Whenua to attend a pre-start meeting, provide a karakia, and deliver a cultural induction to Site personnel.
- (13) Mana Whenua must be invited to provide cultural monitoring during any works within or adjacent to any waterway, wetland, or area of cultural significance identified in the CIA.

- (14) If any archaeological sites, artefacts, taonga, or material of cultural significance is discovered during works, works must cease immediately in the affected area, and the Consent Holder must notify WDC, HNZPT, and Mana Whenua within 24 hours.
- (15) If kōiwi tangata (human skeletal remains) are uncovered, works must cease within 20 m of the discovery, and the Consent Holder must notify the New Zealand Police, Mana Whenua, HNZPT, and WDC within 24 hours. Works must not resume until authorised.

2.9 Pre-Subdivision Requirements

- (16) No survey plan for any stage may be submitted for Section 223 approval until the Consent Holder has confirmed to WDC in writing that:
 - (a) all earthworks for the relevant stage have been completed in accordance with the certified Earthworks Management Plan (EMP (Part B));
 - (b) finished platform levels for all lots in the stage are in accordance with the application documents and the conditions of this consent;
 - (c) the subdivision layout is consistent with the approved staging plan and the conditions of this consent; and
 - (d) all conditions of this consent that are required to be satisfied before Section 223 approval are complied with for the relevant stage.
- (17) No application for a Section 224 certificate may be made for any stage until all conditions of this consent that must be satisfied before Section 224 certification (as specified in Conditions 47 to 62) have been complied with for that stage.
- (18) The Consent Holder must ensure that all lots created by the subdivision are consistent in area, dimensions, and layout with the subdivision plan forming part of the consent application, subject to any minor amendments approved in writing by WDC.
- (19) The subdivision must not create any lot that does not have legal access to a public road or right of way unless otherwise agreed in writing by WDC.
- (20) All lots created by the subdivision must comply with the minimum lot area requirements specified in the Waipā District Plan and the conditions of Part B of this Conditions Set.

2.10 Staging Requirements

- (21) The subdivision must proceed general accordance with the Staging Plan forming part of the consent application.
- (22) Survey plans for each stage must reflect only the lots authorised for that stage. No survey plan may include lots from a stage for which infrastructure trigger conditions have not been met.
- (23) Stages may only be submitted for Section 223 approval in the sequence specified in Condition 21, unless WDC provides prior written approval for a different sequence.

2.11 Enabling Works

- (24) Notwithstanding any other condition of this consent, the Consent Holder may undertake Enabling Works prior to the commencement of the main earthworks, civil works, or construction works authorised by this consent.
- (25) For the purposes of this consent, Enabling Works means preliminary works necessary to investigate, access, secure, prepare, or establish the Site for subsequent earthworks and construction, and may include:
 - (a) site investigations, surveying, monitoring, testing, sampling, and geotechnical investigations, including the installation of monitoring equipment;
 - (b) establishment of site access, temporary construction accesses, haul roads, construction compounds, site offices, laydown areas, contractor facilities, temporary fencing, gates, hoardings, and site security;
 - (c) installation, relocation, protection, or removal of existing services and utilities, including temporary utility connections;
 - (d) vegetation clearance, including removal of individual trees, hedges, shelterbelts, and other vegetation, where otherwise authorised by this consent or by Part D;
 - (e) demolition and removal of existing buildings, structures, fences, hardstand areas, and redundant infrastructure;
 - (f) establishment of erosion and sediment control measures, clean-water diversions, stabilised construction entrances, and other environmental controls required in advance of bulk earthworks;
 - (g) minor earthworks associated with the activities identified above, including localised stripping, excavation, filling, grading, and formation;
 - (h) establishment of temporary drainage and dewatering measures;
 - (i) archaeological investigations and any works required to implement the archaeological, ecological, or contamination-related protocols applicable to the Site; and
 - (i) any other preliminary or preparatory activity of a similar nature that does not comprise bulk earthworks or substantive civil construction associated with a development stage.
- (26) For the avoidance of doubt, the undertaking of Enabling Works does not constitute commencement of bulk earthworks, civil construction, or a development stage for the purposes of these conditions, and does not trigger any condition requiring the preparation, submission, certification, or implementation of a management plan, detailed engineering plan, or other pre-commencement requirement that applies to the main earthworks or construction works, unless that condition expressly states that it applies to Enabling Works.
- (27) Notwithstanding Conditions 24 to 26, all Enabling Works must:
 - (a) comply with any condition of this consent that expressly applies to Enabling Works;
 - (b) be undertaken in accordance with all applicable permitted activity standards and any separate resource consent or statutory authorisation required for those works;

- (c) incorporate erosion, sediment, dust, noise, and traffic management measures appropriate to the nature, scale, and duration of the Enabling Works being undertaken; and
- (d) not prevent or compromise the subsequent implementation of any certified management plan, engineering design, staging requirement, or other condition of this consent.

Advice note: The purpose of Conditions 24 to 27 is to enable preliminary establishment and preparatory works to commence without triggering the management plan certification and general earthworks requirements that are intended to apply to the subsequent bulk earthworks, civil construction, and staged development of the Site. For the avoidance of doubt, the Mana Whenua and accidental discovery requirements in Conditions 11 to 15, and the contaminated land requirements of Part A, apply to Enabling Works.

2.12 Vehicle Crossings

- (28) The location and configuration of vehicle crossings serving individual residential lots must be in general accordance with the approved Maven Scheme Plans.
- (29) The vehicle crossings shown on the approved Maven Scheme Plans are authorised by this consent, including their location and connection to the adjoining road network, and no further resource consent is required in respect of the location of those vehicle crossings, subject to compliance with Condition 32.
- (30) Notwithstanding Condition 29, the location of an individual vehicle crossing may be adjusted from the location shown on the approved Maven Scheme Plans where necessary to respond to the final dwelling typology, building footprint, garage or parking location, services, landscaping, or detailed design confirmed through the building consent and detailed design process, provided that:
 - (a) the crossing remains associated with, and provides access to, the same allotment;
 - (b) the revised location does not materially alter the safe and efficient operation of the adjoining road or intersection;
 - (c) the revised location does not create a conflict with any required pedestrian or cycling facility, street tree, stormwater device, or other infrastructure that cannot be appropriately resolved through detailed design; and
 - (d) any engineering approval required from the relevant road controlling authority for the physical construction of the crossing is obtained.
- (31) For the avoidance of doubt, minor or consequential adjustments to the location or configuration of a vehicle crossing made in accordance with Condition 30 are in general accordance with the approved Maven Scheme Plans and do not require a variation to this consent or a separate resource consent for the vehicle crossing.

2.13 Section 223 Requirements

- (32) Survey plans submitted for Section 223 approval must show:
 - (a) all lots to be created, including their dimensions and areas;

- (b) all road lots (whether to be vested or created as private ways);
 - (c) all reserve lots (including esplanade reserves, neighbourhood parks, and the central public park);
 - (d) all infrastructure lots (including any lots for pump stations, water supply infrastructure, or stormwater management devices);
 - (e) all easements to be created or surrendered;
 - (f) all consent notice encumbrances to be registered; and
 - (g) any other matters required by WDC.
- (33) Esplanade reserves must be created and shown on all survey plans where any lot adjoins any river, lake, or wetland, in accordance with Sections 229 and 230 of the RMA. The width of esplanade reserves shall be in accordance with the approved Scheme Plan.
- (34) All roads to be vested in WDC must be shown on the survey plan as road lots.
- (35) The neighbourhood park shown on the approved Scheme Plan (Lots 6000 – 6001) must be shown on the survey plan as a reserve lot and must be vested in WDC upon the deposit of the approved survey plan.
- (36) All neighbourhood parks and esplanade reserves must be shown as separate reserve lots on the relevant survey plans and must be vested to WDC.
- (37) All lots to be used for wastewater pump stations or other utility infrastructure must be shown on the survey plan as local purpose reserve. Any such lots to be vested in WDC must be confirmed with WDC before the survey plan is submitted.
- (38) Easements required for stormwater, wastewater, water supply, and access purposes must be shown on the relevant survey plans in accordance with Conditions 122 to 129 of this consent.
- (39) Prior to requesting approval under Section 223 of the RMA, the Consent Holder must provide WDC with a written statement from a Licensed Cadastral Surveyor stating:
- (a) whether all services to a lot (including any pipes, cables, pumps, and ancillary equipment) are located entirely within the lot to which those services relate; or
 - (b) where a service to a lot requires rights over an adjacent lot or other land in order to transport or connect that service to the lot, that the Land Transfer plan shows the nature and location of any easement to be created for those services, including that due allowance has been made to ensure services are constructed within the relevant easement area and that services do not interfere with the construction of any dwelling or other improvement on the servient land.
- (40) The statement required by Condition 39 must be accompanied by evidence reasonably required by WDC to verify the nature and location of the services and the rights of each lot to connect services through other land.
- (41) The survey plan for each stage must show any amalgamation conditions required by WDC to the extent necessary to consolidate titles in accordance with the approved staging plan. Where a stage or sub-stage includes a Jointly Owned Access Lot (JOAL), being an access lot held in common by the owners of the lots it serves, the amalgamation condition must

confirm that the JOAL is held in equal undivided shares by the owners of all lots it serves as tenants in common, and that individual Records of Title are to be issued accordingly.

- (42) A detailed design Road Safety Audit must be completed in accordance with the NZ Transport Agency Road Safety Audit Procedures (May 2013) for all new public roads within the subdivision prior to construction commencing. A post-construction Road Safety Audit must also be completed following construction, with any matters identified addressed within timeframes agreed with WDC.

2.14 Section 224 Requirements

- (43) No Section 224 certificate may be issued for any stage until all of the following conditions have been satisfied for that stage:
- (a) all roads within the stage have been formed, sealed, kerbed, and drained to WDC's satisfaction;
 - (b) water supply reticulation has been installed, tested, and commissioned to WDC's satisfaction;
 - (c) wastewater reticulation has been installed, tested, and commissioned to WDC's satisfaction;
 - (d) stormwater infrastructure has been installed, tested, and commissioned to WDC's satisfaction;
 - (e) all reserves required to be completed before the Section 224 certificate are completed to WDC's satisfaction;
 - (f) all consent notices required to be registered before the Section 224 certificate have been registered;
 - (g) all easements required to be created before the Section 224 certificate have been created;
 - (h) as-built plans for all infrastructure within the stage have been submitted to WDC;
 - (i) written confirmation from a CPEng has been provided confirming that finished lot levels comply with this consent and the application documents; and
 - (i) all other conditions of this consent required to be satisfied before Section 224 certification for the relevant stage have been complied with.
- (44) No Section 224 certificate may be issued for any lot in Stage 1 until:
- (a) the main vehicle access from Saxbys Road required by Condition XX of Part B has been constructed to WDC's satisfaction;
 - (b) the DRP has been established in accordance with Condition XX of Part B; and
 - (c) the RDG has been certified in accordance with Condition XX of Part B.
- (45) No Section 224 certificate may be issued for any lot in Stage XX until the neighbourhood park (Condition 37 of this consent and Condition XX of Part B) has been completed and is ready for vesting.

- (46) No Section 224 certificate may be issued for any lot on any HAIL land until a Site Validation Report (SVR) for that area has been accepted by WDC in accordance with Part A of this Conditions Set.
- (47) No Section 224 certificate may be issued for any stage unless WDC has confirmed in writing that all infrastructure for that stage has been completed to WDC's satisfaction and is ready for vesting.
- (48) The Consent Holder must give WDC at least fifteen (15) working days' notice before applying for a Section 224 certificate for any stage, and must confirm in writing that all conditions required to be met before Section 224 are satisfied.
- (49) WDC may inspect all infrastructure before issuing a Section 224 certificate and may require the Consent Holder to remedy any defects identified during the inspection before the certificate is issued.
- (50) Infrastructure vested in WDC under the Section 224 certificate process must be in good working order and free of defects at the time of vesting. The Consent Holder must maintain all civil assets (excluding stormwater infrastructure) for a period of twelve (12) months following the date of vesting in WDC. Prior to vesting, the Consent Holder must enter into a refundable maintenance bond calculated at 150% of 2.5% of the assessed value of the assets to be vested. The bond document must be drafted by WDC at the Consent Holder's expense. Stormwater infrastructure is subject to the separate defects liability, planting establishment, and security regime set out in Conditions 101 to 104 of this consent.
- (51) Prior to the issue of the Section 224 certificate for any stage or sub-stage, the Consent Holder must also:
 - (a) provide confirmation from a SQEP that all lots have legal and physical access to a road, connections to all reticulated network utilities (water, wastewater, stormwater, power, fibre, and telecommunications), and overland stormwater flow paths to a WDC-approved system;
 - (b) CCTV inspect all assets to be vested (with log sheets) in accordance with the Regional Infrastructure Technical Specification (RITS) V2, October 2025 and the NZ Pipe Inspection Manual, and provide WDC with a SQEP report detailing each pipeline surveyed and highlighting defects and suggested remedies. Any defects attributed to the consented activities must be repaired at the Consent Holder's expense;
 - (c) submit comprehensive as-built plans of finished contours and all urban services in accordance with RITS, including finished surface contours, separate A3 as-built plans in PDF format for each service, separate Points and Lines .SHP files for each service supplied as complete shapefile datasets, the completed RITS spreadsheets, and all service nodes with NZTM2000 x/y coordinates (± 0.1 m) and NZVD2016 z coordinates (± 0.01 m);
 - (d) submit asset management information for all urban services, prepared by a SQEP, in a spreadsheet format acceptable to WDC and clearly indicating the location of services;
 - (e) provide all relevant RITS forms and checklists covering the infrastructure to be vested in WDC, including the "Contractor's Certificate on Completion of Land Development" and the "Certification upon Completion of Land Development" on WDC's template;

- (f) provide the RITS Schedule 2A (NZS 4404:2010) "Statement of Professional Opinion on Suitability of Land for Building Consent";
- (g) address, reinstate, and repair all damage caused by construction activities to at least pre-construction standard, including footpaths, stormwater kerb and channel, road carriageway formation, berm, and urban services, at the Consent Holder's cost;
- (h) provide confirmation from all relevant utility providers that works have been satisfactorily undertaken; and
 - (i) provide a Geotechnical Completion Report from a SQEP confirming that all lots in the stage are stable and suitable for development.
- (52) Prior to the issue of the Section 224 certificate for any stage, the Consent Holder must provide and install road naming signs in accordance with WDC standards for all public roads, and for all private roads serving six (6) or more lots, within that stage. Road names must be as approved by WDC.
- (53) Prior to the issue of the Section 224 certificate for each stage, the Consent Holder must pay to WDC in full, in cleared and available funds:
 - (a) development contributions in accordance with the WDC Development Contributions Policy that applies at the time of application; or
 - (b) any contributions payable under a Private Development Agreement entered into in accordance with Condition XX of this consent.

2.15 Geotechnical Requirements

- (54) Before submitting any survey plan for Section 223 approval, the Consent Holder must provide WDC with written confirmation from a CPEng that the finished platform level for each lot is consistent with the CMW Geotechnical Investigation Report HAM2025-0056AD Rev 2, 11 June 2026 and the requirements of the certified EMP (Part B).
- (55) Any lot identified in the geotechnical assessment as requiring specific foundation design must be identified on the survey plan and on the title by consent notice, specifying that foundation design must be confirmed by a CPEng before a building consent is issued.
- (56) The Consent Holder must ensure that no lot is created in any area where the geotechnical assessment has identified unacceptable risk from slope instability or land settlement, unless remediation has been carried out and confirmed by a CPEng.
- (57) Finished lot levels must be within XX mm of the proposed finished levels shown in the consent application documents, unless WDC approves a variation in writing.
- (58) Prior to the commencement of construction for each stage, the Consent Holder must appoint an Independent Chartered Professional Geotechnical Engineer (the Peer Reviewer), acceptable to WDC, to undertake an independent review of the geotechnical design, construction methodology, and implementation. The Peer Reviewer must be independent of the project geotechnical engineer, the contractor, and the earthworks supervisor, and must have demonstrable experience in the investigation, design, and construction of developments involving peat, highly compressible soils, and staged preload construction.

- (59) Prior to construction of each stage, the Peer Reviewer must review the geotechnical design documentation and provide written confirmation to WDC that the proposed methodology is consistent with accepted geotechnical engineering practice, appropriately manages the identified geotechnical hazards, and is capable of achieving the required long-term performance outcomes for buildings, infrastructure, and assets intended to vest in WDC. The review must include, as a minimum:
- (a) the stage-specific geotechnical design report;
 - (b) the geotechnical works specification;
 - (c) the settlement monitoring plan;
 - (d) preload and surcharge design;
 - (e) the geotechnical design of stormwater ponds and Artificial Wetlands A to F, including the aquitard uplift assessment required by Part D of this Conditions Set;
 - (f) retaining wall and foundation design, where applicable;
 - (g) pavement and subgrade recommendations; and
 - (h) any material amendment to the approved geotechnical documentation.
- (60) Throughout construction, the Consent Holder must provide the Peer Reviewer with all relevant monitoring and verification information to enable independent assessment of the geotechnical performance of the development, including settlement monitoring records, groundwater monitoring results, preload and surcharge performance data, earthworks quality assurance testing, geotechnical verification testing, construction records, non-conformance reports, and records of corrective actions. Where the Peer Reviewer determines that the approved design objectives or performance criteria are unlikely to be achieved, remedial measures must be prepared by the project geotechnical engineer, reviewed by the Peer Reviewer, and implemented before the relevant works continue.
- (61) The following activities must not proceed until the project geotechnical engineer and the Peer Reviewer have jointly confirmed in writing that the relevant geotechnical performance criteria have been achieved:
- (i) removal of preload or surcharge material;
 - (j) commencement of permanent pavement construction;
 - (k) commencement of permanent building construction where settlement criteria are critical;
 - (l) commissioning of stormwater ponds, artificial wetlands, and retaining structures;
 - (m) installation of permanent gravity infrastructure where ongoing settlement may affect performance; and
 - (n) completion of geotechnical works for the relevant stage.
- (62) Any material amendment to the approved geotechnical design, settlement monitoring plan, or preload methodology must be certified by the project geotechnical engineer and independently reviewed by the Peer Reviewer prior to implementation. The review must confirm that the amendment will continue to achieve the required performance standards and does not introduce unacceptable residual geotechnical risk.

- (63) Prior to the acceptance of infrastructure intended to vest in WDC, the Peer Reviewer must provide a Peer Review Completion Statement to WDC confirming that:
 - (a) the geotechnical works have been completed generally in accordance with the approved design documentation;
 - (b) settlement monitoring demonstrates compliance with the adopted design criteria;
 - (c) residual geotechnical risks have been identified and appropriately managed;
 - (d) the Geotechnical Completion Report accurately reflects the works undertaken;
 - (e) any ongoing monitoring requirements have been identified; and
 - (f) the infrastructure is suitable, from a geotechnical perspective, for its intended design life.
- (64) Where post-construction settlement monitoring is required, the Peer Reviewer must review and endorse the proposed monitoring programme before the relevant infrastructure is accepted by WDC. The monitoring programme must identify monitoring locations, monitoring frequency, trigger levels requiring investigation or remedial action, reporting requirements, responsibility for monitoring and reporting, and the criteria for completion of the monitoring programme. Monitoring must continue until the Peer Reviewer confirms that the adopted long-term geotechnical performance criteria have been achieved.

2.16 Open Space and Reserves

- (65) The following reserves must be created and vested in WDC as part of the subdivision:
 - (a) Neighbourhood park(s): as shown on the approved MAVEN Scheme Plan,
 - (b) Esplanade reserves: all esplanade reserves required under Sections 229 to 230 of the RMA along all waterways adjacent to or within the Site in accordance with approved Scheme Plan.
- (66) All reserve lots must be in a form acceptable to WDC before vesting, including completion of earthworks, landscaping, planting, pathways, and any play equipment required by Part B of this Conditions Set.
- (67) WDC must confirm in writing that each reserve is acceptable for vesting before vesting occurs. The Consent Holder must remedy any defects identified by WDC within 30 working days.
- (68) Reserve lots must not be encumbered by any easements, covenants, or other encumbrances that would restrict WDC's use and enjoyment of the reserve, unless WDC has given prior written approval.
- (69) No reserve lot may be sold, transferred, or otherwise disposed of except to WDC, unless WDC gives prior written approval.
- (70) The Consent Holder must plant all esplanade reserves and riparian margins in accordance with the certified Landscape Plan (Part B) before the relevant survey plan is deposited.

- (71) Stormwater management areas forming part of the open space network (such as detention ponds or wetlands within reserve lots) must be completed and operational before the relevant reserve is vested.
- (72) If play equipment is provided in any reserve to be vested in WDC, it must comply with AS/NZS 4422, AS/NZS 4486, and AS/NZS 4685.
- (73) The Consent Holder is responsible for the maintenance of all landscaping, ecological planting, paths, park furniture, and other assets within each reserve for a period of twenty-four (24) months commencing on the date that practical completion is confirmed by WDC (the Defects Liability and Landscape Establishment Period), and must remedy all defects notified by WDC before formal vesting. During this period the Consent Holder must:
 - (a) maintain all planting in a healthy and vigorous condition;
 - (b) undertake watering, weed control, pest plant control, mulching, pruning, and other maintenance necessary to ensure successful establishment;
 - (c) replace any dead, dying, diseased, or otherwise unsuccessful plants with plants of the same species and an equivalent grade, unless an alternative is approved by WDC;
 - (d) maintain grassed areas and undertake any necessary reinstatement;
 - (e) repair any defects in paths, drainage infrastructure, park furniture, fencing, bollards, signage, and other reserve assets resulting from defective materials or workmanship; and
 - (f) keep the reserve in a safe, tidy, and serviceable condition.

Any replacement planting required during the Defects Liability and Landscape Establishment Period must be undertaken during the next appropriate planting season.
- (74) Following completion of the works within each reserve and prior to vesting, the Consent Holder must request a practical completion inspection by WDC. Prior to practical completion being confirmed, the Consent Holder must demonstrate that:
 - (a) the reserve has been constructed and landscaped in general accordance with the certified detailed plans and the conditions of this consent;
 - (b) all required walking and cycling connections have been completed and are available for use;
 - (c) all required wetland, ecological, and landscape planting has been completed;
 - (d) all required park furniture, fencing, bollards, and signage has been installed;
 - (e) the reserve is free from construction materials, debris, and temporary works, except where required for ongoing landscape establishment;
 - (f) all grassed areas have been established to an appropriate standard;
 - (g) all paths and other reserve infrastructure are safe and fit for their intended purpose; and
 - (h) as-built plans and other completion documentation reasonably required by WDC have been provided.

- (75) At the conclusion of the Defects Liability and Landscape Establishment Period, the Consent Holder must request a final inspection of the relevant reserve by WDC and must rectify any outstanding defects identified, replace any dead, dying, or unsuccessful planting, demonstrate that the planting has established in general accordance with the approved plans, demonstrate that all reserve assets are in a safe and serviceable condition, and provide any updated as-built information and maintenance records reasonably required by WDC. The Consent Holder's obligations under Condition 77 cease following written confirmation from WDC that the reserve assets and landscaping have achieved final acceptance.
- (76) Prior to the commencement of physical works within the neighbourhood park, the Consent Holder must submit detailed landscape and engineering plans for the park to WDC for certification that they are generally consistent with the approved B&A Landscape Plans, the approved ecological restoration plans, and the approved Maven plans. The detailed plans must include, as a minimum: finished landform and levels; the alignment, width, surface treatment, and construction details of pedestrian and cycle paths; wetland extent, profiles, and planting; specimen tree, shrub, groundcover, and other landscape planting; grassed and informal recreation areas; park furniture (as agreed); signage and wayfinding, where required; fencing, bollards, and vehicle-control measures, where required; drainage and associated infrastructure; and maintenance and establishment requirements.
- (77) The Consent Holder must provide and install park furniture (as agreed) within the neighbourhood park in general accordance with the approved B&A Landscape Plans and the detailed plans certified under Condition 80. Park furniture must include, as applicable, seating and benches, picnic tables, rubbish and recycling bins, cycle stands, bollards, and wayfinding and park signage. All park furniture must be durable, suitable for installation within a public open space environment, and installed in accordance with the manufacturer's specifications and applicable WDC requirements.
- (78) If required and where any landscape works required by the certified landscape plans have not been completed at the time of Section 224 certification, the Consent Holder must provide WDC with an uncompleted works bond at 1.5 times the contracted rate of the outstanding works. The Consent Holder must also provide WDC with a refundable maintenance bond for landscaping works for a period of two (2) years from the date of issue of the Section 224 certificate, or from the date of release of any uncompleted landscaping works bond where such a bond was provided, calculated at 150% of 2.5% of the assessed value of the landscaping assets. Bond documents must be drafted by WDC at the Consent Holder's expense.

2.17 Water Supply, Wastewater, and Stormwater

- (79) Water supply, wastewater, and stormwater conditions for this subdivision consent are addressed in Part B (Conditions 102 to 127) of this Conditions Set. Those conditions are incorporated by reference and must be complied with before the Section 224 certificate requirements in Section 3.12 of this consent can be satisfied.
- (80) All water supply, wastewater, and stormwater infrastructure to be vested in WDC must be in good working order and free of defects before vesting.

- (81) As-built plans for all infrastructure must be submitted to WDC in the required format before Section 224 certification for the relevant stage.

2.17.1 Water Supply and Wastewater Staging

Development and Infrastructure Staging

- (82) The SL1 Residential South development shall be serviced by water supply and wastewater infrastructure generally in accordance with the approved Maven Infrastructure Plans (Maven Waikato Limited, Project 298001) and Conditions 87 to 91.

For the purposes of these conditions:

- (a) a Development Unit means a residential allotment capable of accommodating a dwelling or, where a dwelling is established without creation of a separate allotment, each individual dwelling or separately habitable residential unit;
- (b) where both an allotment and a dwelling on that allotment would otherwise be counted, they shall constitute one Development Unit only;
- (c) a Development Unit shall count toward a cumulative development threshold at the earliest of:
 - (i) section 224(c) certification of the residential allotment;
 - (ii) commencement of construction of a dwelling or residential unit;
 - (iii) establishment of a dwelling or residential unit; or
 - (iv) occupation or habitation of a dwelling or residential unit; and
- (d) Enabling Works do not constitute a Development Unit and may be undertaken independently of the development thresholds specified by these conditions.

Development may occur in any sequence, and infrastructure may be constructed earlier than required, provided that no applicable Development Unit threshold is exceeded until the infrastructure required to service development beyond that threshold has been constructed and commissioned or an alternative infrastructure solution has been agreed under Condition 91.

Initial Water Supply – 321 Development Units

- (83) Prior to the establishment of the first Development Unit, the Consent Holder shall construct and commission the initial water supply infrastructure generally in accordance with the approved Maven engineering plans, comprising:
- (a) a DN450 PE water main along the main central collector road;
 - (b) connection to the existing 150 mm AC water main in Saxbys Road; and
 - (c) connection to the existing 750 mm bulk water main in Dixon Road.

The water supply network shall provide the required level of service, including a minimum pressure of 200 kPa (20 m head) at the relevant design nodes in accordance with RITS 6.1.3.1, or any subsequently adopted equivalent engineering standard.

Prior to development exceeding 321 Development Units, the Consent Holder shall construct and commission the additional water supply infrastructure required to service the development, comprising the applicable combination of DN63 PE, DN125 PE and

DN180 PE mains generally in accordance with Maven Drawing C600 – Water Supply, or satisfy Condition 91.

Wastewater – WWPS A

(84) Prior to the establishment or occupation of any Development Unit reliant upon Wastewater Pump Station A (WWPS A), the Consent Holder shall construct and commission:

- (a) WWPS A generally in the location shown on the approved Maven engineering plans;
- (b) a 250 OD wastewater rising main to 144 Hall Road;
- (c) the gravity wastewater network required to service the relevant catchment; and
- (d) emergency wastewater storage with an effective volume of 164.25 m³, providing approximately 9.1 hours of storage, or an alternative storage/resilience arrangement approved by Waikato Waters.

WWPS A shall be designed to accommodate wastewater flows associated with up to 321 Development Units, unless an alternative capacity or servicing threshold is agreed under Condition 91.

No activity shall occur that would cause the development reliant upon WWPS A to exceed its approved servicing capacity unless the subsequent wastewater infrastructure has been constructed and commissioned or Condition 91 has been satisfied.

Wastewater – WWPS B

(85) Prior to the establishment or occupation of any Development Unit reliant upon Wastewater Pump Station B (WWPS B), the Consent Holder shall construct and commission:

- (a) WWPS B within proposed Reserve Lot 5000, or an alternative location approved through detailed engineering design;
- (b) a 160 OD wastewater rising main connecting WWPS B to WWPS A;
- (c) the gravity wastewater network required to service the WWPS B catchment; and
- (d) emergency wastewater storage with an effective volume of 49.5 m³, providing approximately 9 hours of storage, or an alternative storage/resilience arrangement approved by Waikato Waters.

The WWPS B catchment may provide for up to 222 residential Development Units and one commercial lot, or an alternative development yield agreed under Condition 91.

Subsequent Wastewater Servicing

(86) Prior to the establishment or occupation of any Development Unit beyond the catchments serviced by WWPS A and WWPS B, the gravity wastewater infrastructure necessary to service that Development Unit shall be constructed, commissioned and connected to the downstream wastewater network generally in accordance with the approved Maven engineering plans.

Where the wastewater alignment crosses the existing drain, the crossing shall comprise a stainless steel wastewater pipe crossing, or an alternative design approved by Waikato

Waters, providing appropriate structural integrity, durability and protection of the wastewater infrastructure within the watercourse environment.

Alternative Infrastructure Solution

- (87) Notwithstanding Conditions 85 to 86, an alternative or modified water supply or wastewater infrastructure solution, staging arrangement or Development Unit threshold may be implemented where it is agreed in writing with Waikato Waters in the first instance, together with any other relevant stakeholder, territorial authority, network utility operator or infrastructure provider considered necessary having regard to the nature of the alternative solution.

An alternative solution may include changes to:

- (a) infrastructure location, alignment, size, configuration or connection point;
- (b) pump station capacity, location or operation;
- (c) emergency storage or network resilience arrangements;
- (d) infrastructure timing or sequencing;
- (e) connection to new, upgraded or subsequently available public infrastructure; or
- (f) a Development Unit or servicing threshold where sufficient infrastructure capacity is demonstrated.

Any alternative solution shall:

- (a) provide sufficient capacity and an equivalent or improved level of service for the development reliant upon it;
- (b) appropriately integrate with the existing and planned public water supply and/or wastewater network; and
- (c) obtain any necessary engineering or network approvals.

Where appropriate, an alternative solution may be formalised through a Private Development Agreement (PDA) between the Consent Holder and Waikato Waters including provisions relating to the design, funding, timing, delivery, ownership, vesting, operation and maintenance of the relevant infrastructure.

A PDA is not required unless agreed by the relevant parties as necessary or appropriate to implement the alternative solution.

Unless and until an alternative solution and any corresponding revised Development Unit threshold have been agreed in writing with Waikato Waters, the infrastructure requirements and Development Unit thresholds specified in Conditions 87 to 90 shall continue to apply.

2.17.2 Stormwater Staging and Vesting

Stormwater Management System

- (88) The SL1 Residential South development shall be serviced by the stormwater management system shown on the approved Maven engineering plans, including Maven Drawing C415, and the approved Stormwater Management Plan (Maven Waikato Limited, Project 298001, Revision A, 24 August 2026).

The stormwater system shall include Artificial Wetlands A–F and associated conveyance, treatment, attenuation and discharge infrastructure.

The stormwater infrastructure may be constructed progressively in accordance with Conditions 93 to 98.

Stage 1 – Artificial Wetland A

(89) Prior to certification under section 224(c) of the RMA for any residential lot within Stage 1 reliant upon Artificial Wetland A, the Consent Holder shall:

- (a) construct Artificial Wetland A within proposed stormwater reserve Lot 4000;
- (b) construct the associated stormwater infrastructure necessary to receive, treat, attenuate and discharge stormwater from the relevant Stage 1 catchment; and
- (c) obtain certification from a suitably qualified and experienced stormwater engineer that Artificial Wetland A is operational and capable of servicing the relevant catchment.

Artificial Wetland A may be constructed as part of Stage 1A.

Stage 2 – Artificial Wetland B

(90) Prior to certification under section 224(c) of the RMA for any lot within Stages 2A or 2B reliant upon Artificial Wetland B, the Consent Holder shall construct and make operational Artificial Wetland B within proposed stormwater reserve Lot 4002, together with the associated infrastructure necessary to service those stages.

Stages 2 and 3 – Artificial Wetland C

(91) Prior to certification under section 224(c) of the RMA for any lot within Stages 2C or 2D, or those parts of Stages 3B and 3C reliant upon Artificial Wetland C, the Consent Holder shall construct and make operational Artificial Wetland C within proposed stormwater reserve Lot 4007, together with the associated infrastructure necessary to service the relevant catchment.

Stage 3 – Artificial Wetland F

(92) Prior to certification under section 224(c) of the RMA for any lot within Stage 3A, or those parts of Stages 3B and 3C reliant upon Artificial Wetland F, the Consent Holder shall construct and make operational Artificial Wetland F within proposed stormwater reserve Lot 4008, together with the associated infrastructure necessary to service the relevant catchment.

Stage 4 – Artificial Wetland D

(93) Prior to certification under section 224(c) of the RMA for any lot within Stage 4A reliant upon Artificial Wetland D, the Consent Holder shall construct and make operational Artificial Wetland D within proposed stormwater reserve Lot 4009, together with the associated infrastructure necessary to service that stage.

Stage 5 – Artificial Wetland E

(94) Prior to certification under section 224(c) of the RMA for any lot within Stages 5A or 5B reliant upon Artificial Wetland E, the Consent Holder shall construct and make operational

Artificial Wetland E within proposed stormwater reserve Lot 4010, together with the associated infrastructure necessary to service those stages.

2.17.3 Certification and Vesting

Engineering Completion

- (95) For the purposes of Conditions 93 to 98, a stormwater wetland shall be considered constructed and operational when a suitably qualified and experienced stormwater engineer has certified that:
- (a) the principal stormwater device and associated infrastructure required to service the relevant catchment have been constructed in general accordance with the approved engineering plans;
 - (b) the system is capable of receiving, treating and attenuating stormwater from the relevant development catchment;
 - (c) a functional and authorised discharge pathway is available; and
 - (d) the infrastructure is suitable to enter the applicable defects liability and maintenance period.

Completion of planting establishment, routine maintenance or remediation of minor defects that do not affect the hydraulic or treatment performance of the stormwater system shall not prevent certification under this condition.

Vesting of Stormwater Reserves

- (96) The following stormwater reserve lots shall vest in Waipā District Council for stormwater purposes in conjunction with the subdivision stage in which the relevant stormwater device is constructed, unless otherwise agreed in writing with Waipā District Council:

Device	Stormwater Reserve	Anticipated construction stage
Artificial Wetland A	Lot 4000	Stage 1A
Artificial Wetland B	Lot 4002	Stage 2A
Artificial Wetland C	Lot 4007	Stage 2C
Artificial Wetland F	Lot 4008	Stage 3A
Artificial Wetland D	Lot 4009	Stage 4A
Artificial Wetland E	Lot 4010	Stage 5A

Vesting of a stormwater reserve shall not relieve the Consent Holder of its obligations under Conditions 101 to 103.

2.17.4 Defects Liability

Defects Liability Period

- (97) Each Artificial Wetland and associated stormwater infrastructure vested in Waipā District Council shall be subject to a 12 month defects liability period, commencing from the date the relevant infrastructure is accepted by Waipā District Council as practically complete, or such other commencement date agreed in writing between the Consent Holder and Waipā District Council.

During the defects liability period, the Consent Holder shall, at its cost:

- (a) rectify defects attributable to the design or construction of the stormwater infrastructure;
- (b) maintain the wetland and associated infrastructure so that it remains functional;
- (c) rectify erosion, scour, settlement or instability associated with the construction of the device;
- (d) remove excessive sediment or construction debris attributable to development works where this materially affects the operation of the device; and
- (e) undertake maintenance and replacement of required wetland and landscape planting.

Plant Establishment

- (98) Required planting associated with each Artificial Wetland shall be maintained by the Consent Holder for the defects liability period.

At the end of that period:

- (a) dead, diseased or failed plants shall be replaced where necessary to achieve the approved planting outcomes;
- (b) pest plants shall be appropriately controlled;
- (c) planting areas shall be maintained to achieve successful establishment; and
- (d) the Consent Holder shall rectify any material planting defects identified through the final inspection.

Replacement planting undertaken near the end of the defects liability period shall not restart the defects liability period for the entire stormwater device.

Security for Outstanding Works

- (99) Where section 224(c) certification or vesting occurs before completion of the defects liability period or completion of minor outstanding works, the Consent Holder shall provide Waipā District Council with a bond or other security in accordance with section 222 of the RMA, or another form of security agreed with Council, sufficient to secure:

- (a) completion of identified outstanding works;
- (b) rectification of defects;
- (c) maintenance and establishment of required planting; and
- (d) any other works reasonably necessary to bring the stormwater infrastructure to the required standard.

The security shall be released following completion of the relevant obligations to the reasonable satisfaction of Waipā District Council.

End of Defects Liability Period

- (100) At the expiry of the defects liability period for each Artificial Wetland, the Consent Holder shall arrange a final inspection with Waipā District Council.

The Consent Holder shall rectify any outstanding defects identified through that inspection that are attributable to the construction or establishment of the stormwater infrastructure.

Following completion of those works, responsibility for the ongoing operation and maintenance of the vested stormwater infrastructure shall transfer fully to Waipā District Council.

2.17.5 Staging Flexibility

Alternative Stormwater Staging

- (101) Notwithstanding Conditions 93 to 98:
- (a) any Artificial Wetland or associated infrastructure may be constructed earlier than the stage specified;
 - (b) subdivision stages may proceed in a different sequence from that shown on the approved staging plans, provided adequate operational stormwater infrastructure is available to service the relevant lots;
 - (c) a stage or part of a stage may be serviced by another approved stormwater device where a suitably qualified and experienced stormwater engineer confirms that the alternative arrangement has sufficient capacity and achieves the required stormwater management outcomes; and
 - (d) minor amendments to the catchments serviced by Artificial Wetlands A–F may be made through detailed engineering design.

Any alternative arrangement shall achieve stormwater treatment, attenuation and discharge outcomes equivalent to or better than the approved stormwater design and shall not result in an increase in the authorised adverse effects on the receiving environment.

Advice Note: Nothing in these conditions prevents the Consent Holder and Waipā District Council agreeing to the earlier vesting, later vesting, or alternative timing of transfer of a stormwater reserve or asset where this facilitates the efficient staging and delivery of the development, provided the relevant stormwater infrastructure remains operational and the obligations secured by Conditions 101 to 104 continue to apply.

2.18 Transport and Access

- (102) Transport and access conditions for this subdivision consent are addressed in Part B (Conditions XX to XX) of this Conditions Set. Those conditions are incorporated by reference and must be complied with before the Section 224 certificate requirements in Section 3.12 can be satisfied.
- (103) All internal roads to be vested in WDC must be completed in accordance with WDC's roading standards and the conditions of Part B before vesting.

- (104) Before any road is vested in WDC, the Consent Holder must provide as-built plans for that road and certification from a CPEng that it has been constructed in accordance with the approved design.

2.19 Landscaping

- (105) Landscaping conditions for this subdivision consent are addressed in Part B (Conditions XX to XX). Those conditions are incorporated by reference.
- (106) All street trees must be planted before the relevant roads are vested in WDC.
- (107) All riparian planting must be completed before the relevant survey plan is deposited, or by such other date as agreed in writing with WDC.

2.20 Consent Notices

- (108) The Consent Holder must register consent notices required by Part B (Condition XX) on the relevant lots before or upon deposit of the relevant survey plan.
- (109) The following consent notices must be registered on all residential lots in the development:
- (a) no further subdivision without prior WDC consent;
 - (b) minimum finished floor level (for lots in flood-affected areas);
 - (c) stormwater management device maintenance (where applicable);
 - (d) buffer planting maintenance (where applicable);
 - (e) HAIL notification (for HAIL-affected lots).
- (110) Consent notices must be prepared by a solicitor approved by WDC, registered on the relevant titles at the Consent Holder's expense, and copies provided to WDC within ten (10) working days of registration.

Stormwater Retention and Reuse – Residential Dwellings

- (111) Prior to issue of the section 224(c) certificate for each residential lot capable of accommodating a dwelling, the Consent Holder shall register a consent notice pursuant to section 221 of the RMA, or equivalent legal mechanism, recording the obligation in Part B Conditions 114 to 117.
- (112) Applies to: Each residential lot capable of accommodating a dwelling.
- (113) Prior to section 224(c) certification for the subdivision creating the relevant lot, the Consent Holder shall register the following consent notice against the Record of Title:

Stormwater Retention and Reuse – Residential Dwellings

- (a) Each dwelling constructed on this lot shall have a minimum 5 m³ stormwater retention tank, installed and operational prior to occupation, to provide for roof-water retention, non-potable reuse and overflow to the approved stormwater system.
- (b) The lot owner shall maintain, repair and replace the tank and associated components as necessary to maintain its required stormwater function. The tank shall not be removed, disconnected or materially modified unless an alternative system providing an equivalent or better stormwater management outcome is implemented.

Buffer Planting

Applies to: Each lot with a boundary adjoining the Site boundary where buffer planting is required by the certified Buffer Planting Management Plan (BPMP).

- (114) Prior to section 224(c) certification for the subdivision creating the relevant lot, the Consent Holder shall register the following consent notice against the Record of Title:

SL1 Residential South – Buffer Planting

- (a) The owner of this lot shall establish, maintain and, where necessary, replace the buffer planting applicable to this lot in accordance with the Buffer Planting Management Plan certified under Resource Consent XX, including any subsequent certified update or replacement of that plan.
- (b) The planting shall be maintained for the life of the development so that it continues to achieve the landscape, screening and mitigation functions identified in the certified Buffer Planting Management Plan.

Residential Development Controls and Design Guidelines

Applies to: Each residential lot capable of accommodating a dwelling.

- (115) Prior to section 224(c) certification for the subdivision creating the relevant lot, the Consent Holder shall register the following consent notice against the Record of Title:

SL1 Residential South – Development Controls

- (c) All residential development on this lot must comply on an ongoing basis with the development controls and the certified Residential Design Guidelines set out in Resource Consent XX, to the extent those controls are relevant to this lot.

Wastewater Pump Station Reverse Sensitivity

Applies to: Each lot adjoining, or in the vicinity of, Wastewater Pump Station A or Wastewater Pump Station B.

- (116) Prior to section 224(c) certification for the subdivision creating the relevant lot, the Consent Holder shall register a consent notice pursuant to section 221 of the RMA against the Record of Title recording that the owners and all future owners and occupiers of the lot:
- (a) acknowledge the presence and lawful operation of the wastewater pump station adjacent to or in the vicinity of the lot;
 - (b) acknowledge that the normal operation, maintenance, repair, upgrade, and emergency operation of the wastewater pump station may result in noise, odour, vibration, and visual effects; and
 - (c) shall not make or support any complaint, submission, objection, application, or other proceeding under the Resource Management Act 1991 or the Health Act 1956 in respect of noise, odour, vibration, or visual effects arising from the lawful operation, maintenance, repair, upgrade, or emergency operation of the wastewater pump station, where the pump station is operating in accordance with all applicable resource consents, designations, and statutory requirements.

Specific Foundation Design

Applies to: Each lot identified in the CMW geotechnical assessment, or in the Geotechnical Completion Report for the relevant stage, as requiring specific foundation design, including any lot that has not been subject to preloading.

- (117) Prior to section 224(c) certification for the subdivision creating the relevant lot, the Consent Holder shall register the following consent notice against the Record of Title:

SL1 Residential South – Specific Foundation Design

- (a) Any building on this lot must be designed on the basis of a site-specific geotechnical assessment prepared by a Chartered Professional Engineer experienced in geotechnical engineering, confirming the foundation design required to accommodate the settlement, bearing, and liquefaction characteristics of the lot. That assessment must be provided with any application for building consent.

Mangakōtukutuku Stream Corridor and Setback

Applies to: Each lot adjoining or containing part of the Mangakōtukutuku Stream corridor.

- (118) Prior to section 224(c) certification for the subdivision creating the relevant lot, the Consent Holder shall register the following consent notice against the Record of Title:

SL1 Residential South – Stream Corridor and Building Setback

- (b) The 20 m Mangakōtukutuku Stream corridor identified in the CMW Geotechnical Investigation Report HAM2025-0056AD Rev 5, 1st September 2026 must be retained free of buildings and structures. No building or structure may be located within 3 m of the landward edge of that corridor. Planting within the corridor must be maintained in accordance with the certified Landscape Plan.

Identification on Survey Plan

- (119) The Consent Holder shall identify, as part of the documentation submitted for section 223 and section 224(c) certification for each stage, the lots to which Condition 116 applies.

Where an obligation applies only to a defined part of a lot, the Consent Holder shall, where practicable, identify the affected area on the relevant survey plan or supporting plan submitted to Waipā District Council.

Advice Note: The consent notices required by these conditions are intended to secure those obligations that are required to continue following subdivision and transfer of ownership of individual residential lots. Registration of a consent notice does not remove or replace any separate obligation imposed directly by the conditions of the SL1 Residential South Fast-track approvals.

2.21 Consent Notice Cancellation or Variation

2.21.1 Existing Consent Notice – Lot 2 DP 589463

Existing Consent Notice

- (120) The land comprising Lot 2 DP 589463 (Record of Title 1123986) is subject to the following consent notice registered pursuant to section 221 of the Resource Management Act 1991:

- (a) Consent Notice 12703445.4, affecting Lot 2 DP 589463;

The consent notice records requirements arising from earlier subdivision of the land, including matters relating to stormwater disposal, geotechnical and foundation design.

The subdivision and development authorised by these approvals establishes a new subdivision, development, servicing and environmental management framework for the land. Conditions in Section 2.27 provide a pathway for the relevant provisions of the existing consent notices to be cancelled or varied where they have been superseded, are no longer applicable, or require modification to reflect the development authorised by these approvals.

Consent Notice Review

- (121) Prior to certification under section 224(c) of the Resource Management Act 1991 for the first stage of subdivision affecting land subject to consent notice identified in Condition 120, the Consent Holder must submit to Waipā District Council a Consent Notice Review Schedule identifying:
- (b) each consent notice and provision affecting the relevant stage;
 - (c) whether each provision:
 - (i) has been superseded or otherwise addressed by these approvals, including the approved plans, servicing arrangements, supporting technical assessments or conditions of consent;
 - (ii) is no longer relevant to the subdivision or development authorised by these approvals; or
 - (iii) remains relevant and should continue to apply, with or without modification;
 - (d) whether cancellation or variation of the relevant consent notice or provision is proposed; and
 - (e) where a requirement is proposed to continue, the resulting lot or lots to which that requirement is to apply and the proposed form of any varied or replacement provision.

Application under section 221(3)

- (122) Following submission of the Consent Notice Review Schedule, the Consent Holder must request that Waipā District Council exercise its powers under section 221(3) of the Resource Management Act 1991 to cancel or vary the relevant consent notice.
- (123) Cancellation must be sought where the relevant requirements have been superseded, are no longer applicable, or are otherwise adequately addressed through the subdivision, development, servicing and environmental management framework authorised by these approvals.
- (124) Variation may be sought where one or more requirements remain relevant and should continue to apply to a resulting lot.

Basis for Cancellation or Variation

- (125) In determining the cancellation or variation to be sought:
- (a) requirements relating to stormwater disposal should be removed where those requirements have been superseded by the servicing and stormwater arrangements authorised by these approvals;

- (b) geotechnical and foundation design requirements should be removed or varied where those matters have been reassessed and are adequately addressed through the geotechnical assessments, earthworks requirements, certification processes or conditions forming part of these approvals;
- (c) continuing requirements must apply only to the resulting lot or lots to which they remain relevant; and
- (d) unnecessary duplication between the existing consent notices and these approvals must be avoided.

Section 224(c) Certification

- (126) Prior to section 224(c) certification for the relevant stage, the Consent Holder must provide Waipā District Council with evidence that:
- (a) the relevant consent notice or provision has been cancelled or varied under section 221(3) of the Resource Management Act 1991; or
 - (b) the documentation necessary to give effect to the cancellation or variation approved by Waipā District Council has been lodged for registration with Toitū Te Whenua Land Information New Zealand, unless otherwise agreed in writing by Waipā District Council.

Advice Note: Intended Treatment of Existing Consent Notices

For the purposes of Section 2.27, the anticipated matters to be considered through the Consent Notice Review Schedule include:

- (a) *Consent Notice 12703445.4 - historic requirements arising from earlier subdivision of the land, including matters relating to stormwater disposal, geotechnical and foundation design. These requirements should be reviewed against the comprehensive servicing, stormwater and geotechnical framework authorised through the Fast-track approval, with cancellation sought where the historic requirements have been superseded.*

For clarity, conditions in Section 2.27 do not themselves cancel or vary either consent notice. They establish a process for the existing instruments to be reconciled with the Fast-track approval through the exercise by Waipā District Council of its functions under section 221(3) of the Resource Management Act 1991.

2.22 Easements

- (127) The Consent Holder must create all easements necessary for the operation of stormwater, wastewater, water supply, and access infrastructure within the development, including:
- (a) stormwater drainage easements over all private stormwater management devices and discharge routes that cross private land;
 - (b) wastewater drainage easements where wastewater infrastructure is located on private lots or must cross private land;
 - (c) access easements where maintenance access to infrastructure is required across private lots;

- (d) water supply easements where water supply infrastructure is located on private lots.
- (128) All easements required by WDC must be in a form acceptable to WDC and must be registered on the relevant titles before or upon deposit of the relevant survey plan.
- (129) Easements must be granted free of charge to WDC (or the relevant utility authority) and must not be encumbered by other covenants or restrictions that would limit the grantee's rights.
- (130) The Consent Holder must provide WDC with draft easement documents for review at least twenty (20) working days before the relevant survey plan is submitted for Section 223 approval.
- (131) The surveying and definition of easements, and the preparation and registration of all easement documents, must be completed by, and at the cost of, the Consent Holder. Easement documents in favour of WDC must be prepared by WDC. Easements must be:
 - (a) at least 1.5 m either side of any wastewater or stormwater pipe invert where the pipe is less than 4 m deep; and
 - (b) at least 3 m either side of any wastewater or stormwater pipe invert where the pipe is 4 m or more deep.
- (132) Easements must also be created for watercourse management, riparian buffers, and overland flow paths where required by the approved engineering design, including any easement necessary to secure the 20 m Mangakōtukutuku Stream corridor and the associated 3 m building setback identified in the CMW Geotechnical Investigation Report HAM2025-0056AD Rev 5, 1st September 2026.
- (133) Any easement across an esplanade reserve or WDC reserve must have WDC's prior written approval.
- (134) A fencing covenant, as defined in Section 2 of the Fencing Act 1978, protecting WDC from liability to contribute towards any work or cost on the fence along the common boundary, must be registered on the Record of Title of all lots adjoining any reserve or local purpose reserve to be vested in WDC. The Consent Holder must supply a solicitor's undertaking that all required covenants will be registered with Land Information New Zealand.

2.23 Completion

- (135) Within three (3) months of completing all works for each stage, the Consent Holder must submit a Stage Completion Report to WDC confirming: all infrastructure has been completed in accordance with certified plans; all Section 224 requirements for the stage have been met; as-built plans have been submitted; and all reserves, roads, and infrastructure for vesting are ready.
- (136) Upon completion of all five (5) stages and deposit of all survey plans, the Consent Holder must submit a Final Subdivision Completion Report to WDC confirming: all conditions of this consent have been complied with; all roads, reserves, and infrastructure have been vested; all consent notices have been registered; and all easements have been created.
- (137) As-built survey plans for each stage must be provided to WDC in electronic format in accordance with WDC's data standards within three (3) months of deposit of each stage.

1.0 Part C0 - WDC Day 0 Subdivision Consent

1.1 Conditions Set Overview

This consent authorises the Day 0 subdivision of the SL1 Residential South site at 49A and 49B Saxbys Road. The Day 0 subdivision creates the initial parent lot structure required for the staged residential subdivision authorised by Part C of this Conditions Set, and may include the creation of super-lots, reserve lots, road lots, and any other lots needed to establish the framework for the staged development. The Site comprises five existing land parcels, legally described as Part Lot 2 DP 25668 and Part Lot 1 DP 25668 (33.64 ha), Lot 2 DP 589463 (22.2086 ha), Part Lot 1 DP 25668 (26.4563 ha), and Lot 3 DP 394366 and Lot 1 DP South Auckland 51518 (7.58 ha).

This consent must be read in conjunction with:

- Part A – Waipā DC Land Use Consent (Contaminated Land / NES:CS)
- Part B – Waipā DC Land Use Consent
- Part C – Waipā DC Subdivision Consent
- **Part C0 – Waipā DC Day 0 Subdivision Consent**
- Part D – WRC Land Disturbance Consent
- Part E – WRC Water Permit (Diversion of Catchment Tributaries)
- Part F – WRC Groundwater Diversion and Discharge
- Part G – WRC Water Permit (Temporary Groundwater Take)
- Part H – WRC Stormwater Diversion and Discharge
- Part I – WRC NES-FM Wetlands Consent
- Part J – Wildlife Act Authority
- Part K – WRC Riverbed Disturbance
- Part L - WRC NES-FM Reclamation Consent* (Refer to Section 4.0 – Volume 2).

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2.1 Abbreviations and Definitions

In these conditions, unless the context otherwise requires, the following abbreviations have the meanings set out below:

Abbreviation	Definition
AEE	Assessment of Environmental Effects
CIA	Cultural Impact Assessment
EPA	Environmental Protection Authority
FTAA	Fast-track Approvals Act 2024
GRFL	Golden Ridge Farm Limited
GRPL	Golden Ridge Park Limited
HNZPT	Heritage New Zealand Pouhere Taonga
LCS	Licensed Cadastral Surveyor
Mana Whenua	Ngaati Wairere, Ngaati Maahanga, Ngaati Tamainupoo, Ngaati Hauaa, Ngaati Koroki-Kahukura, and Ngaati Apakura
PDA	Private Development Agreement
RMA	Resource Management Act 1991
Site	49A and 49B Saxbys Road (legal descriptions per Section 2.2)
SMP	Stormwater Management Plan
SQEP	Suitably Qualified and Experienced Person/Professional
WDC	Waipā District Council
WRC	Waikato Regional Council
the Consent Holder	Golden Ridge Farm Limited and Golden Ridge Park Limited

2.2 Consent Particulars Table

Resource Consent:	XX
Grants to:	Golden Ridge Farm Limited and Golden Ridge Park Limited
Commencement date:	XX

Lapse date:	Five (5) years from the date of commencement unless it has been given effect to, surrendered, or cancelled at an earlier date.
Location:	49A and 49B Saxbys Road. Legal descriptions: Part Lot 2 DP 25668 and Part Lot 1 DP 25668 (33.64 ha); Lot 2 DP 589463 (22.2086 ha); Part Lot 1 DP 25668 (26.4563 ha); Lot 3 DP 394366 and Lot 1 DP South Auckland 51518 (7.58 ha).

2.3 General Conditions

- (1) The activities authorised by this consent must be undertaken in general accordance with the information and plans submitted by the Consent Holder in support of the consent application. In the event of a conflict between the application documents and the conditions of this consent, the conditions shall prevail.
- (2) A copy of this consent must be kept on Site at all times that works are being undertaken and must be produced without unreasonable delay upon request from a WDC officer or agent.
- (3) The Consent Holder must be responsible for all contracted operations and must ensure contractors are made aware of the conditions of this consent and ensure compliance.
- (4) Any reference in these conditions to a New Zealand Standard or guideline document includes any later version that amends or replaces it.
- (5) The Consent Holder must advise WDC in writing at least five (5) working days prior to commencement of any works on the Site.

2.4 Fees & Charges

- (6) The Consent Holder must pay to WDC 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.

2.5 Consent Lapse

- (7) This consent shall lapse five (5) years from the date of commencement unless it has been given effect to, surrendered, or cancelled at an earlier date.

2.6 Mana Whenua and Cultural

- (8) At least twenty (20) working days prior to commencement of any works associated with the Day 0 subdivision on any part of the Site, the Consent Holder must give written notice to Mana Whenua of the proposed activities.
- (9) If any archaeological sites, artefacts, taonga, or material of cultural significance is discovered during any works associated with the Day 0 subdivision, works must cease immediately in the affected area, and the Consent Holder must notify WDC, HNZPT, and Mana Whenua within 24 hours.

2.7 Day 0 Subdivision Requirements

- (10) The Day 0 subdivision must create the lot structure shown on the approved Day 0 Scheme Plan. The lots to be created are the development super-lots, reserve lots, road lots, infrastructure lots, and balance lots shown on that plan.
- (11) The Day 0 subdivision must not create any lot that does not have legal access to a public road or right of way, unless otherwise agreed in writing by WDC.
- (12) The Day 0 subdivision must be consistent with the overall layout of the development as shown in the application documents. The lots created must be capable of being further subdivided in accordance with Part C of this Conditions Set.
- (13) No lot created by the Day 0 subdivision may be further subdivided except in accordance with Part C of this Conditions Set (WDC Subdivision Consent) and any other applicable consents.
- (14) 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 of the RMA for the Day 0 subdivision, the Consent Holder must:
 - (a) submit a Day 0 survey plan that generally accords with the approved scheme plan submitted with the application;
 - (b) provide confirmation from a Suitably Qualified and Experienced Person (SQEP) that all water, power, and telecommunications supplies that cross the boundaries of the lots created by the Day 0 subdivision have been severed or are protected by easements;
 - (c) provide confirmation from a SQEP that any buildings or structures remaining on the lots created by the Day 0 subdivision meet the minimum setback distances from the new boundaries in compliance with the development standards for the underlying zone as set out in the Waipā District Plan; and
 - (d) identify on the survey plan any lot that is to be vested in WDC, or set aside as reserve, at the Day 0 stage.
- (15) The Consent Holder must retain the services of a SQEP to oversee the design and construction of any infrastructure required for the Day 0 subdivision. That person is responsible for ensuring adherence to the approved construction plans, quality systems, and project completion requirements. Prior to any design or development work, the Consent Holder must advise WDC of the name and contact details of that person.

2.8 Easements

- (16) The Day 0 survey plan must reflect the Day 0 easement schedule and must provide for all easements required for access, infrastructure, and watercourse management purposes, including any easement required for WRC access to managed drains on or adjacent to the Site.
- (17) The schedule of easements described and submitted with the Day 0 survey plan must be duly granted or reserved.
- (18) Easements for wastewater and stormwater infrastructure must be a minimum width of:
 - (a) 1.5 m either side of the pipe invert where the pipe is less than 4 m deep; and

- (b) 3 m either side of the pipe invert where the pipe is 4 m or more deep.

2.9 Amalgamation Conditions

- (19) The Day 0 survey plan must show the amalgamation conditions required by WDC, to the extent necessary to consolidate the existing titles into the development super-lots required to give effect to the staged subdivision authorised by Part C of this Conditions Set. The super-lot numbers and the specific amalgamation conditions **are** listed in the approved Scheme Plan

2.10 Un-serviced Lots

- (20) Notwithstanding any other servicing condition of this consent, the lots created by the Day 0 subdivision are not required to be provided with connections to the reticulated public water supply or wastewater networks as part of the subdivision authorised by this consent.
- (21) Prior to certification under Section 224 of the RMA for the Day 0 subdivision, the Consent Holder must demonstrate that each lot created is capable of being appropriately managed for stormwater purposes. The final stormwater solution for each lot may comprise an on-site system, connection to the wider development stormwater network, or a combination of measures, and must be determined through detailed design having regard to the intended future use and development of the lot and the approved Stormwater Management Plan.

Advice note: The lots created by the Day 0 subdivision are intentionally created as un-serviced development super-lots. The absence of water and wastewater connections at the time of the Day 0 subdivision does not prevent the issue of a Section 224 certificate for those lots, provided the requirements of Conditions 20 and 21 have been satisfied. Servicing is delivered through the staged subdivision authorised by Part C.

2.11 Consent Notice

- (22) The Consent Holder must register a consent notice pursuant to Section 221 of the RMA on the Records of Title for all lots created by the Day 0 subdivision, in the following form:

Water Supply, Wastewater and Stormwater Servicing

- (a) At the time of subdivision, this lot was not provided with a connection to a reticulated water supply or wastewater network. Any water supply or wastewater servicing required for the future use or development of this lot must be designed, consented, and installed by, and entirely at the cost of, the then owner of the lot, unless otherwise agreed with the relevant water or wastewater infrastructure provider.
- (b) Stormwater servicing for the lot is subject to detailed design. At the time of future development of the lot, the owner must provide an appropriate stormwater management solution in accordance with the approved Stormwater Management Plan applying to the SL1 Residential South development, the requirements of the relevant stormwater authority, and any applicable resource consent requirements.
- (c) For the avoidance of doubt, the creation of the lot does not represent confirmation that water supply, wastewater, or stormwater infrastructure is available or has been provided to service any future development of the lot. Any infrastructure,

connections, approvals, or upgrades required to enable future development are the responsibility of the then owner, unless otherwise agreed in writing with the relevant infrastructure authority.

Advice note: The Day 0 subdivision must receive Section 224 certification before the staged residential subdivision authorised by Part C can commence. The conditions set out in Part C apply to all subsequent stages.

2.12 Section 223 Requirements

- (23) The survey plan for the Day 0 subdivision must show all lots to be created, including their dimensions and areas, all easements to be created or surrendered, all consent notice encumbrances to be registered, and any other matters required by WDC.
- (24) WDC must be provided with the proposed survey plan for comment at least ten (10) working days before the formal Section 223 application is submitted.
- (25) The survey plan submitted for Section 223 approval must be accompanied by the Day 0 easement schedule required by Condition 16 and must show the amalgamation conditions required by Condition 19. The Consent Holder must also provide WDC with a written statement from a Licensed Cadastral Surveyor confirming that all services to each lot created by the Day 0 subdivision are either located entirely within the lot to which those services relate, or are protected by an easement shown on the Land Transfer plan.

2.13 Section 224 Requirements

- (26) No Section 224 certificate may be issued for the Day 0 subdivision until:
 - (a) all conditions of this consent have been complied with; and
 - (b) WDC has confirmed in writing that the Day 0 subdivision is consistent with the approved subdivision layout and the conditions of this consent.
- (27) The Consent Holder must give WDC at least ten (10) working days' notice before applying for the Section 224 certificate.
- (28) Where any easements or consent notices are required to be registered before the Section 224 certificate, those must be in a form approved by WDC.
- (29) The Section 224 certificate will not be issued by WDC pursuant to this consent until:
 - (a) the Consent Holder has supplied an electronic file containing all application documents, indexed and referenced to enable easy access, with each document allocated a unique document number and named in accordance with the following convention: Unique Document Number - Document Title - Author - Document date - Document Version. Documents that have been superseded must be marked "superseded" with reference to the final version; and
 - (b) a Private Development Agreement, in a form and on terms satisfactory to WDC in all respects, has been entered into between the Consent Holder, WDC, and Waikato Waters, which includes provision for:
 - (i) agreement on the land to vest in WDC as part of the development, including agreement as to the size, purpose, and value of that land;

- (ii) agreement on the quantum of development and financial contributions payable to WDC, less any offset on account of the value of land to vest in WDC;
- (iii) the quantum and timing of payments to WDC; and
- (iv) provision of securities as required by WDC, in its sole discretion, securing the performance of the Consent Holder's obligations under the Private Development Agreement.

The Private Development Agreement must be duly executed and all required securities registered in accordance with that agreement.

- (30) The application for a certificate under Section 224 of the RMA must be accompanied by certification from a suitably qualified surveyor or engineer confirming that all conditions of this subdivision consent have been complied with.

2.14 Completion

- (31) Upon deposit of the Day 0 survey plan, the Consent Holder must provide WDC with a copy of the deposited plan and confirmation of all title dealings completed in connection with the Day 0 subdivision.
- (32) Following the Day 0 subdivision, the Consent Holder must not commence any further subdivision of any lot created by the Day 0 subdivision except in accordance with Part C of this Conditions Set and any other applicable resource consents.
- (33) Within one (1) month of deposit of the Day 0 survey plan, the Consent Holder must provide WDC with as-built survey information for the Day 0 subdivision in electronic format in accordance with WDC's data standards, together with written confirmation that all easements required by this consent have been duly granted or reserved and that all consent notices required by Condition 22 have been registered on the relevant Records of Title.

1.0 Part D - WRC Land Disturbance Consent

1.1 Conditions Set Overview

This consent authorises land disturbance activities (earthworks) associated with the SL1 Residential South development at 49A and 49B Saxbys Road. Authorised activities include bulk earthworks, formation of residential lots, roads, reserves, and associated infrastructure across five (5) stages on a site of approximately 46 ha. The Site comprises five existing land parcels, legally described as Part Lot 2 DP 25668 and Part Lot 1 DP 25668 (33.64 ha), Lot 2 DP 589463 (22.2086 ha), Part Lot 1 DP 25668 (26.4563 ha), and Lot 3 DP 394366 and Lot 1 DP South Auckland 51518 (7.58 ha).

This consent must be read in conjunction with:

- Part A – Waipā DC Land Use Consent (Contaminated Land / NES:CS)
- Part B – Waipā DC Land Use Consent
- Part C – Waipā DC Subdivision Consent
- Part CO – Waipā DC Day 0 Subdivision Consent
- **Part D – WRC Land Disturbance Consent**
- Part E – WRC Water Permit (Diversion of Catchment Tributaries)
- Part F – WRC Groundwater Diversion and Discharge
- Part G – WRC Water Permit (Temporary Groundwater Take)
- Part H – WRC Stormwater Diversion and Discharge
- Part I – WRC NES-FM Wetlands Consent
- Part J – Wildlife Act Authority
- Part K – WRC Riverbed Disturbance
- Part L - WRC NES-FM Reclamation Consent* (Refer to Section 4.0 – Volume 2).

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2.1 Abbreviations and Definitions

In these conditions, unless the context otherwise requires, the following abbreviations have the meanings set out below:

Abbreviation	Definition
AASS	Actual Acid Sulphate Soils
AEE	Assessment of Environmental Effects
ASS	Acid Sulphate Soils
ASSMP	Acid Sulphate Soil Management Plan
CIA	Cultural Impact Assessment
CPEng	Chartered Professional Engineer
CTMP	Construction Traffic Management Plan
CVA	Cultural Values and Effects Assessment
DOC	Department of Conservation
EPA	Environmental Protection Authority
ESCMP	Erosion and Sediment Control Management Plan
FTAA	Fast-track Approvals Act 2024
GEMP	Geotechnical Effects Management Plan
GIR	Geotechnical Investigation Report
GRFL	Golden Ridge Farm Limited
GRPL	Golden Ridge Park Limited
HEA	Hydrogeological Effects Assessment
HNZPT	Heritage New Zealand Pouhere Taonga
Mana Whenua	Ngaati Wairere, Ngaati Maahanga, Ngaati Tamainupoo, Ngaati Hauaa, Ngaati Koroki-Kahukura, and Ngaati Apakura
NTU	Nephelometric Turbidity Unit
PASS	Potential Acid Sulphate Soils

RMA	Resource Management Act 1991
Site	49A and 49B Saxbys Road (legal descriptions per Section 2.2)
SL1 TWWG	Southern Links 1 Tangata Whenua Working Group
SQEP	Suitably Qualified and Experienced Person/Professional
SSTMP	Site-Specific Traffic Management Plan
TARP	Trigger Action Response Plan
WRC	Waikato Regional Council
WRP	Waikato Regional Plan
WWPS	Wastewater Pump Station
the Consent Holder	Golden Ridge Farm Limited and Golden Ridge Park Limited

2.2 Consent Particulars Table

Resource Consent:	XX
Grants to:	Golden Ridge Farm Limited and Golden Ridge Park Limited
Commencement date:	XX
Lapse date:	Ten (10) years from the date of commencement unless it has been given effect to, surrendered, or cancelled at an earlier date.
Location:	49A and 49B Saxbys Road. Legal descriptions: Part Lot 2 DP 25668 and Part Lot 1 DP 25668 (33.64 ha); Lot 2 DP 589463 (22.2086 ha); Part Lot 1 DP 25668 (26.4563 ha); Lot 3 DP 394366 and Lot 1 DP South Auckland 51518 (7.58 ha).

2.3 General Conditions

- (1) The activities authorised by this consent must be undertaken in general accordance with the information and plans submitted by the Consent Holder in support of the consent application. In the event of a conflict between the application documents and the conditions of this consent, the conditions shall prevail.
- (2) A copy of this consent and the certified ESCMP must be kept on Site at all times that earthworks are being undertaken and must be produced without unreasonable delay upon request from a WRC officer or agent.

- (3) The Consent Holder must be responsible for all contracted operations and must ensure contractors are made aware of the conditions of this consent and ensure compliance.
- (4) Any reference in these conditions to a New Zealand Standard or guideline document includes any later version that amends or replaces it.
- (5) The Consent Holder must advise WRC in writing at least five (5) working days prior to commencement of earthworks on any stage of the Site.

2.4 Fees & Charges

- (6) The Consent Holder must pay to WRC 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.

2.5 Consent Lapse

- (7) This consent shall lapse ten (10) years from the date of commencement unless it has been given effect to, surrendered, or cancelled at an earlier date.

2.6 Review

- (8) WRC may at any time serve notice on the Consent Holder under Section 128(1) of the RMA of its intention to review the conditions of this consent for any reason specified in Section 128(1), including where monitoring shows that the conditions of this consent are not achieving the environmental outcomes intended.

2.7 Mana Whenua and Cultural

- (9) At least twenty (20) working days prior to commencement of earthworks on any part of the Site, the Consent Holder must give written notice to Mana Whenua of the proposed activities.
- (10) Prior to commencement of earthworks, the Consent Holder must invite Mana Whenua to attend the pre-start meeting, provide a karakia, and deliver a cultural induction to Site personnel.
- (11) Mana Whenua must be invited to provide cultural monitoring during any works within or adjacent to any waterway, wetland, or area of cultural significance identified in the CIA.
- (12) If any archaeological sites, artefacts, taonga, or material of cultural significance is discovered during earthworks, works must cease immediately in the affected area, and the Consent Holder must notify WRC, HNZPT, and Mana Whenua within 24 hours. Works must not resume until authorised.
- (13) If kōiwi tangata (human skeletal remains) are uncovered, works must cease within 20 m of the discovery, and the Consent Holder must notify the New Zealand Police, Mana Whenua, HNZPT, and WRC within 24 hours. Works must not resume until authorised.

2.7.1 Cultural Values and Mana Whenua

Cultural Values

- (14) The Consent Holder shall undertake the development having regard to the cultural values and outcomes identified in the Te Awa Koiora – SL1 Stage 1 Cultural Values and Effects Assessment, prepared by Pouwhenua Consultancy Limited on behalf of the Southern Links 1 Tangata Whenua Working Group, dated June 2026 ("CVA").

In particular, implementation of the development shall recognise the outcomes sought through:

- (a) Piko Wai – freshwater and the mauri of wai;
- (b) Piko Whenua – the ancestral landscape and cultural heritage;
- (c) Piko Taiao – indigenous biodiversity and ecological restoration; and
- (d) Piko Tangata – cultural identity, wellbeing and mana whakahaere.

Cultural Recommendations Register

- (15) Prior to commencement of bulk earthworks, the Consent Holder shall prepare a Cultural Recommendations Register in consultation with the Southern Links 1 Tangata Whenua Working Group ("SL1 TWWG").

The Register shall identify:

- (a) the relevant CVA recommendations applicable to the development;
- (b) how those recommendations are being addressed through consent conditions, management plans, detailed design or construction; and
- (c) any recommendations that remain relevant to future stages.

The Register may be updated as the development progresses and shall operate as an implementation and tracking document only.

Cultural Monitoring and Accidental Discovery

- (16) Prior to commencement of bulk earthworks, the Consent Holder shall prepare, in consultation with the SL1 TWWG, a Cultural Monitoring and Accidental Discovery Protocol.

The Protocol shall include:

- (a) circumstances where cultural monitoring is required;
- (b) communication procedures between the contractor and cultural monitors;
- (c) procedures where archaeological material, taonga, kooiwi tangata, waahi tapu or other potentially culturally significant material is discovered; and
- (d) procedures for recommencement of works following a discovery.

Where such material is discovered, works within the immediate vicinity shall cease until the applicable archaeological, statutory and cultural procedures have been completed.

Management Plans

- (17) Where relevant to the subject matter of a management plan required by these consents, the Consent Holder shall provide the relevant draft management plan to the SL1 TWWG for comment before finalisation.

This may include plans relating to:

- (a) archaeology;
- (b) earthworks
- (c) erosion and sediment control;

The Consent Holder shall consider any feedback received and may incorporate practicable recommendations consistent with the consented development.

Resourcing

- (18) The Consent Holder shall meet the reasonable and actual costs of cultural monitoring and other cultural advisory services specifically required by these conditions, with the scope and estimated cost to be agreed between the Consent Holder and the SL1 TWWG prior to the relevant work being undertaken.

Advice note: These conditions are intended to operate alongside the specific earthworks, stormwater, freshwater, ecological, contaminated land, archaeological and landscape conditions applying to the development. Where a cultural outcome is already expressly addressed through another condition or approved management plan, duplication of that requirement is not necessary.

2.7.2 Archaeological Conditions

Accidental discovery protocol

- (19) If any archaeological material, koiwi tangata / human remains, taonga, Māori artefacts, or other material of potential archaeological or cultural significance is uncovered during earthworks or construction, the Consent Holder must immediately:
- (a) cease all works within 20 m of the discovery;
 - (b) secure the discovery area so that the material is not further disturbed;
 - (c) advise all site personnel of the discovery and the requirement to avoid further disturbance;
 - (d) notify the consent authority;
 - (e) notify Heritage New Zealand Pouhere Taonga;
 - (f) notify Mana Whenua; and
 - (g) if koiwi tangata / human remains are suspected or identified, notify New Zealand Police.

Works must not recommence within the discovery area until the relevant statutory requirements have been met and written confirmation has been obtained from the consent authority, following consultation with Heritage New Zealand Pouhere Taonga, Mana Whenua and, where relevant, New Zealand Police.

Archaeological authority

- (20) If an archaeological site, as defined by the Heritage New Zealand Pouhere Taonga Act 2014, is identified and the site may be modified or destroyed by the works, the Consent Holder must obtain any necessary archaeological authority from Heritage New Zealand Pouhere Taonga before works affecting that site recommence.

Archaeological induction

- (21) Prior to the commencement of earthworks, the Consent Holder must ensure that all contractors and earthworks personnel are briefed on the accidental discovery protocol.

The induction must include:

- (a) the possibility of accidental archaeological or cultural discoveries;
- (b) examples of archaeological material that may be encountered, including shell, charcoal, hangi stones, artefacts, modified soils, historic remains, building foundations, bottles, ceramics, metal items, timber structures, drains, or human remains;
- (c) the requirement to stop works immediately if suspected archaeological material is uncovered;
- (d) the requirement to protect the discovery area from further disturbance; and
- (e) the notification process for the consent authority, Heritage New Zealand Pouhere Taonga, Mana Whenua and New Zealand Police, where relevant.

Mana Whenua consultation

- (22) Prior to the commencement of earthworks, the Consent Holder must provide Mana Whenua with a copy of the archaeological assessment and invite comment on:

- (a) the findings of the assessment;
- (b) any cultural values associated with the site;
- (c) the accidental discovery protocol; and
- (d) whether any additional cultural monitoring or cultural management measures are required during earthworks.

Any agreed cultural monitoring or cultural management measures must be implemented during earthworks.

Discovery record

- (23) If any archaeological or cultural material is discovered, the Consent Holder must keep a record of:

- (a) the date and time of discovery;
- (b) the location of the discovery;
- (c) a description of the material discovered;
- (d) photographs, where appropriate and culturally acceptable;
- (e) the parties notified;
- (f) advice received from Heritage New Zealand Pouhere Taonga, Mana Whenua, New Zealand Police and the consent authority;
- (g) any archaeological authority required; and
- (h) the date and basis on which works recommenced.

The record must be provided to the consent authority on request.

2.8 Pre-Commencement Requirements

- (24) No earthworks may commence on any stage of the Site until an Erosion and Sediment Control Management Plan (ESCMP) for that stage has been submitted to WRC and certified by WRC.
- (25) The objective of this management plan is to ensure earthworks are undertaken in a manner that minimises erosion and prevents or minimises the discharge of sediment and contaminants to land, waterbodies and the stormwater network.
- (26) The ESCMP must be prepared by a CPEng or SQEP with experience in erosion and sediment control, and must be consistent with the Waikato Regional Council's Erosion and Sediment Control Guidelines and good industry practice.
- (27) The ESCMP must address, at a minimum:
 - (a) a staged erosion and sediment control strategy for the relevant stage of earthworks;
 - (b) the area and volume of earthworks proposed;
 - (c) the location and design of all sediment retention ponds, check dams, silt fences, and other erosion and sediment control devices;
 - (d) the management of clean and dirty water;
 - (e) the management of topsoil stripping and stockpiling;
 - (f) construction access and tracking controls;
 - (g) dust management;
 - (h) slope stabilisation measures;
 - (i) monitoring and inspection requirements;
 - (i) emergency response procedures for significant rainfall events; and
 - (j) the location and details of all discharge points.
- (28) An updated or revised ESCMP must be submitted to WRC and certified before the commencement of each subsequent stage of earthworks. The ESCMP must be updated to reflect the conditions of the relevant stage.
- (29) The Consent Holder must hold a pre-construction meeting with WRC before commencing earthworks for each stage. The meeting must be held not less than five (5) working days before commencement.

2.9 Erosion and Sediment Control Requirements

- (30) Earthworks must be carried out in accordance with the certified ESCMP for the relevant stage at all times.
- (31) Erosion and sediment control devices must be installed before any earthworks begin in any area and must be maintained in good working order throughout earthworks and until all disturbed areas are permanently stabilised.

- (32) The area of bare earthworks exposed at any one time must be minimised by staging earthworks. No more than XX ha may be left exposed at any one time without prior WRC approval, unless this is otherwise addressed in the certified ESCMP.
- (33) All sediment retention ponds must be designed to capture and retain sediment-laden runoff from the contributing catchment. Ponds must be designed, constructed, and maintained in accordance with the certified ESCMP and WRC guidelines.
- (34) All clean water (runoff from undisturbed areas) must be diverted around earthworks areas and must not pass through areas of active earthworks or through sediment retention ponds.
- (35) All dirty water (sediment-laden runoff) must be contained within the earthworks area and directed to sediment retention ponds before any discharge. No untreated dirty water may discharge directly to any waterway or beyond the Site boundary.
- (36) Silt fences must be installed at the downslope boundary of all earthworks areas. Silt fences must be maintained and sediment removed when the fence is half full or after every significant rainfall event.
- (37) All construction vehicle access and egress points must have a stabilised rock or metal pad of sufficient depth and length to prevent the tracking of mud and sediment onto public roads. Tracking controls must be maintained throughout the earthworks period.
- (38) All stockpiles of topsoil or other materials must be stabilised within five (5) working days of their formation, using temporary bunding, silt fencing, or vegetative cover, and must be located at least XX m from any waterway.
- (39) Topsoil must be stripped and separately stockpiled before bulk earthworks commence in any area, and must be protected from sediment contamination and erosion.
- (40) Bare earthworks areas must be stabilised within five (5) working days of completion of earthworks in any area, using hydroseeding, topsoil and seeding, erosion control blanket, or other methods specified in the certified ESCMP.

2.10 Waterway Protection

- (41) No earthworks, fill, or other material may be deposited within XX m of the bank of any waterway on or adjacent to the Site without the prior written approval of WRC.
- (42) Riparian vegetation along waterways on or adjacent to the Site must be protected during earthworks. No riparian vegetation may be removed without the prior written approval of WRC and in accordance with any conditions of Parts E, H, and I of this Conditions Set.

2.11 Water Quality Monitoring

- (43) Before commencing earthworks in any stage, the Consent Holder must establish baseline water quality monitoring in all waterways on or adjacent to the Site that may be affected by earthworks. Baseline monitoring must include at least three (3) sampling events prior to earthworks commencing.
- (44) During earthworks, water quality monitoring must be carried out in all waterways that may receive discharge from the Site. Monitoring must be carried out:

- (a) at the upstream boundary of the Site (or the nearest upstream point reasonably accessible);
 - (b) at or near each discharge point from the Site to any waterway; and
 - (c) at the downstream boundary of the Site (or the nearest downstream point reasonably accessible).
- (45) Monitoring must include, at a minimum: turbidity (NTU), visual clarity, pH, dissolved oxygen, and temperature. Water samples must be collected and analysed in accordance with the ESCMP and WRC's monitoring requirements.
 - (46) All monitoring results must be recorded and provided to WRC within XX working days of each monitoring event.
 - (47) If monitoring results show that the discharge limits in Condition 37 are being exceeded or are at risk of being exceeded, the Consent Holder must immediately implement additional sediment controls and notify WRC.
 - (48) The Consent Holder must install a rain gauge on or near the Site and record daily rainfall for the duration of earthworks. Rainfall records must be retained and made available to WRC upon request.

2.12 Inspections and Complaints

- (49) The Consent Holder must arrange for inspection of all erosion and sediment control devices by a CPEng or SQEP after every significant rainfall event (defined as XX mm in 24 hours or as required by the ESCMP) and at least monthly during all active earthworks periods. Inspection records must be retained and made available to WRC upon request.
- (50) The Consent Holder must maintain a complaints register for all complaints related to earthworks, sediment, or water quality. Complaints must be responded to within 48 hours and the register made available to WRC upon request.
- (51) WRC officers may inspect the Site and any erosion and sediment control devices at any reasonable time without notice. The Consent Holder must provide WRC officers with safe access to all parts of the Site.
- (52) The Consent Holder must immediately notify WRC if any significant sediment discharge event occurs, any significant rainfall event occurs that causes or risks causing a breach of this consent, or any accident or spill occurs that may affect waterway quality.

2.13 Completion and Rehabilitation

- (53) Upon completion of earthworks in any stage, the Consent Holder must ensure all disturbed areas are permanently stabilised within XX working days of completion of earthworks in that area, or as otherwise required by the certified ESCMP.
- (54) Permanent stabilisation must include: topsoil application; seeding or planting with appropriate species; and maintenance until permanent vegetation cover is established.
- (55) All temporary erosion and sediment control devices (including silt fences and temporary bunding) must be removed and the land rehabilitated after permanent vegetation cover is established and WRC has confirmed that the devices are no longer required.

- (56) All sediment from sediment retention ponds must be removed and disposed of appropriately when earthworks in the contributing catchment are complete. Sediment retention ponds must be removed or converted to permanent stormwater management features in accordance with the conditions of Part H of this Conditions Set.
- (57) The Consent Holder must confirm to WRC in writing when all earthworks for each stage are complete and permanent stabilisation has been achieved. WRC must confirm in writing that the requirements for completion have been met before temporary erosion controls are removed.

2.14 Reporting

- (58) The Consent Holder must provide WRC with a monthly Earthworks Progress Report during all active earthworks periods. The report must include: the area of earthworks completed; the status of erosion and sediment control devices; a summary of monitoring results; any incidents or complaints received; and the proposed earthworks programme for the following month.
- (59) Within three (3) months of completion of earthworks for each stage, the Consent Holder must provide WRC with a Stage Completion Report confirming: all earthworks for the stage have been completed; all erosion and sediment controls have been maintained; permanent stabilisation has been achieved; and all conditions of this consent applicable to that stage have been complied with.
- (60) The Consent Holder must maintain records of all earthworks volumes, monitoring results, inspection records, and rainfall data for the duration of earthworks and for 10 years after completion. Records must be made available to WRC upon request.

2.15 Acid Sulphate Soil Conditions

Objective

The objective of Conditions 61 to 64 is to manage the disturbance of Potential Acid Sulphate Soils (PASS) and Actual Acid Sulphate Soils (AASS) associated with the SL1 development so that:

- (a) disturbance and oxidation of potentially sulphidic soils is avoided or minimised;
- (b) suspect or confirmed ASS is appropriately identified, contained and managed;
- (c) acidic runoff, leachate and dewatering water is appropriately managed; and
- (d) adverse effects on groundwater, drains, stormwater systems, wetlands and downstream receiving environments are avoided or otherwise appropriately mitigated.

These outcomes reflect the management objectives established by the ASSMP.

Acid Sulphate Soil Management Plan

- (61) Earthworks with the potential to encounter or disturb PASS or AASS shall be undertaken in general accordance with the Acid Sulphate Soil Management Plan – Southern Links Stage 1, Southern Residential Block and Northern Industrial Block, prepared by Swiftsure Consultants Ltd, dated 24 August 2026, Revision 0 ("ASSMP"), or any subsequent version prepared in accordance with this condition.

The ASSMP shall be implemented alongside the applicable construction environmental management, erosion and sediment control, contaminated soils and dewatering requirements for the relevant works.

The ASSMP may be updated during detailed design or construction to respond to final earthworks design, actual soil and groundwater conditions, ASS testing, dewatering methodologies or construction methods, provided any material change to the ASS management approach is reviewed by a suitably qualified and experienced practitioner ("SQEP") before implementation and continues to achieve the objective of Condition 61.

ASS Identification and Management

- (62) Where earthworks involve saturated natural soils, peat, organic silts, excavation below groundwater, deep stormwater or service excavations, dewatering, or other circumstances identified in the ASSMP as presenting a potential ASS risk, the consent holder shall ensure that:
- (a) the extent and duration of exposure of potentially sulphidic soils is minimised so far as practicable;
 - (b) suspect or confirmed ASS is segregated and contained separately from general fill;
 - (c) field screening and, where necessary, laboratory testing is undertaken to determine the appropriate management response;
 - (d) confirmed ASS is treated, reused, reburied, encapsulated or disposed of in accordance with the ASSMP and the direction of the SQEP;
 - (e) treated ASS is appropriately verified before unrestricted reuse; and
 - (f) the location of any permanently reburied or encapsulated ASS is recorded on the relevant as-built plans.

The ASSMP identifies excavation below groundwater, disturbance of peat and saturated natural soils, wetland and pond excavation, deep services and dewatering as the principal trigger activities. Its management framework then applies progressively greater controls to suspect and confirmed ASS rather than treating all soils within SL1 as ASS.

ASS-Affected Water

- (63) Dewatering, runoff and leachate associated with suspect or confirmed ASS shall be managed so that:
- (a) unnecessary groundwater lowering within potentially sulphidic soils is avoided or minimised;
 - (b) water suspected of being affected by ASS is contained and assessed;
 - (c) treatment is undertaken where necessary before discharge; and
 - (d) ASS-affected water is not discharged directly to an open drain, wetland, stormwater system or other receiving water unless it has been demonstrated to meet the applicable discharge requirements.

Water management shall be coordinated with the applicable erosion and sediment control, dewatering and discharge requirements for the development.

Unexpected Discovery, Verification and Records

- (64) Where previously unidentified material suspected of being PASS or AASS is encountered:
- (a) disturbance of the suspect material shall cease, except as necessary to make the area safe;
 - (b) the material shall be isolated and runoff controlled;
 - (c) the SQEP or Site Environmental Representative shall be notified;
 - (d) the material shall be assessed and, where required, tested;
 - (e) the appropriate treatment, reuse, reburial, encapsulation or disposal method shall be confirmed by the SQEP; and
 - (f) works affecting the material shall not recommence until the applicable ASS hold point has been released.

The consent holder shall maintain records sufficient to demonstrate the management and final destination of suspect or confirmed ASS, including relevant testing, treatment, verification and the as-built location of permanently reburied or encapsulated material.

2.16 Geotechnical Conditions

In this section, GIR means the Southern Links Development – Residential Stage 1, Saxbys Road, Hamilton, Geotechnical Investigation Report, prepared by CMW Geosciences for Saxbys Road JV Limited, reference HAM2025-0056AD Rev 5, dated 1s September 2026.

Chartered geotechnical professional

- (65) All earthworks must be undertaken under the guidance and supervision of a Chartered Geo-professional.

Earthworks standard

- (66) All earthworks must be carried out generally in accordance with:
- (a) NZS 4431:2022;
 - (b) the Regional Infrastructure Technical Specification (RITS) V2, October 2025; and
 - (c) the recommendations of the GIR.

This must include appropriate construction observation, compaction testing and certification.

Engineered fill

- (67) Engineered fill must comprise either:
- (a) suitable site-won Hinuera Formation sands and silts; or
 - (b) imported granular fill, such as pit sand or rockfill.

Fill must be placed and compacted to an engineered-fill standard, with compaction specifications, testing and certification confirmed during detailed earthworks design.

Moisture-sensitive subgrade

- (68) The natural subgrade soils are sensitive to remoulding and moisture ingress.

The consent holder must ensure that:

- (a) subgrades are protected from moisture ingress;
- (b) overworking and trafficking of exposed subgrades is avoided;
- (c) pumping or yielding ground is remediated;
- (d) works are managed during wet weather; and
- (e) unsuitable material is undercut and replaced where required.

Unsuitable or uncontrolled fill

- (69) Any unsuitable material, low-strength uncontrolled fill, buried root balls, existing test pit backfill, debris, offal pits, burn piles, abandoned underground utilities, soak holes or septic systems encountered during earthworks must be:
- (a) investigated by the geotechnical professional;
 - (b) undercut and replaced where required; or
 - (c) removed from site or placed only as landscape fill in reserve areas, if approved by the geotechnical professional.

2.17 Geotechnical Effects Management Plan

Final GEMP certification and implementation

- (70) Prior to commencement of bulk earthworks, the consent holder must submit a final Geotechnical Effects Management Plan to Waikato Regional Council for certification.

The final GEMP must:

- (a) be updated following detailed design;
- (b) reflect the final construction methodology;
- (c) incorporate the final wetland cut-off and sheet-pile design;
- (d) include baseline groundwater and settlement monitoring levels;
- (e) include the Trigger Action Response Plan;
- (f) identify monitoring locations, frequencies, triggers and response actions; and
- (g) be implemented for the duration of the works.

GEMP to be updated before works

- (71) The GEMP must be reviewed and updated:
- (a) once detailed design is complete;
 - (b) following pre-construction monitoring;
 - (c) at least 20 working days before commencement of construction works;
 - (d) after construction of each wetland basin; and
 - (e) if any key design elements or construction methods change.

The updated GEMP and TARP must be provided to Waikato Regional Council with baseline monitoring levels before construction begins.

Dewatering limits and methodology

- (72) Dewatering must be undertaken in accordance with the assessed depths and rates in the WGA Hydrogeological Effects Assessment.

The consent holder must ensure that:

- (a) maximum dewatering depth does not exceed the WGA HEA assumptions unless settlement calculations are revised and the GEMP is updated;
- (b) open trench lengths and dewatering durations are minimised;
- (c) trench support is used where required;
- (d) stable drawdown is maintained;
- (e) trenches are backfilled promptly with compacted material meeting the approved specification; and
- (f) dewatering does not cause uncontrolled loss of fines, boiling, base heave or off-site settlement.

Groundwater return and discharge management

- (73) Where dewatering intercepts groundwater that would otherwise support drains or the Mangakōtukutuku Stream, water must be treated as necessary and returned upstream of the works where practicable and environmentally acceptable.
- (74) Discharges must comply with:
- (a) erosion and sediment control requirements;
 - (b) relevant consent conditions; and
 - (c) water quality requirements.
- (75) During pumping, the consent holder must inspect for:
- (a) flow;
 - (b) erosion;
 - (c) iron staining;
 - (d) turbidity; and
 - (e) scour at discharge points.

Wetland excavation and aquitard protection

- (76) No excavation through, or within the design protection depth of, the aquitard may commence until:
- (a) the sheet-pile cut-off has been installed;
 - (b) the associated monitoring system has been installed;
 - (c) the system has been tested; and

- (d) the Project Geotechnical Engineer and Hydrogeologist have confirmed acceptance in writing.

Groundwater monitoring network

- (77) A groundwater monitoring network must be installed before works commence, including:
 - (a) piezometers around the site perimeter adjacent to existing residential dwellings;
 - (b) wetland monitoring points;
 - (c) WWPS and service trench monitoring points;
 - (d) nested or double standpipe piezometers where required, monitoring both shallow groundwater and groundwater below the aquitard;
 - (e) downhole dataloggers; and
 - (f) a site barologger to compensate groundwater-level loggers.

The GEMP indicates groundwater levels from piezometers with dataloggers must be collected at 15-minute automated intervals.

Groundwater monitoring frequency

- (78) Monitoring must occur generally as follows:
 - (a) Pre-construction: at least 6 months prior to construction to obtain baseline seasonal fluctuations, every 4 to 6 weeks.
 - (b) During construction: for the full duration of the relevant basin or excavation works, generally weekly, with frequency able to increase if anomalous or concerning data is recorded.
 - (c) Post-construction: for 2 years following construction, every 4 weeks for 6 months, then generally 6-monthly or as otherwise linked to drawdown triggers.

Settlement monitoring

- (79) Settlement monitoring must be undertaken where neighbouring buildings, utilities or other critical assets may be affected by groundwater drawdown or construction works.

The consent holder must ensure that:

- (a) monitoring points are installed by a suitably qualified or certified surveyor;
- (b) baseline monitoring includes a minimum of 3 readings over a 3-week period prior to dewatering;
- (c) settlement markers are levelled by precise survey to an accuracy of ± 2 mm; and
- (d) survey data is provided to the Project Geotechnical Engineer as soon as possible following completion.

Settlement monitoring frequency

- (80) Settlement monitoring must occur generally as follows:
 - (a) Pre-construction: a minimum of 3 readings over a 3-week period before dewatering.

- (b) During construction: weekly for the first 4 weeks, then reducing to once every 4 weeks during construction of the relevant basin, unless increased monitoring is required.
- (c) Post-construction: for 2 years following construction, every 4 weeks for 6 months, then when groundwater drawdown amber or red triggers are exceeded.

Trigger Action Response Plan

- (81) The GEMP must include a Trigger Action Response Plan for:

- (a) groundwater drawdown; and
- (b) settlement.

The TARP must include green, amber and red trigger levels, monitoring requirements, notification requirements and response actions.

If amber or red triggers are exceeded, recommended actions must be communicated immediately to the project team by the contractor or Project Geotechnical Engineer.

Trigger exceedance response

- (82) If an amber or red trigger is exceeded, the consent holder must undertake actions including:

- (a) review of monitoring data;
- (b) increased monitoring frequency;
- (c) alerting contractors;
- (d) reducing or ceasing dewatering or construction works;
- (e) reviewing construction methodology;
- (f) reducing excavation or dewatering areas;
- (g) considering groundwater recharge options;
- (h) further geotechnical investigation if required; and
- (i) revising construction methodology based on the monitoring data.

For settlement, if back-calculated differential settlement across a platform exceeds 1:300, red-level trigger actions must apply, and structural condition surveys must be undertaken within 48 hours.

Notification to Waikato Regional Council

- (83) The consent holder must notify Waikato Regional Council in writing within 48 hours of any alarm or red-level trigger being exceeded.

Monitoring data reporting

- (84) Monitoring results must be submitted electronically to the consent holder, project team and Project Geotechnical Engineer within 24 hours of monitoring being undertaken.

During construction, groundwater and settlement monitoring data must be provided to Waikato Regional Council on a fortnightly basis.

The reporting must show:

- (a) monitoring results;
- (b) comparison with trigger levels;
- (c) data trends;
- (d) forecast implications for current and future works; and
- (e) any recommended actions.

Annual groundwater monitoring report

- (85) An annual groundwater monitoring report must be prepared within one calendar month following completion of construction of each basin, for a period of 2 years, and provided to Waikato Regional Council.

The report must summarise:

- (a) groundwater monitoring results;
- (b) settlement monitoring results;
- (c) trends;
- (d) trigger exceedances;
- (e) actions taken;
- (f) comparison with predicted effects; and
- (g) whether monitoring frequency or management measures need to change.

Damaged monitoring instruments

- (86) If any groundwater or settlement monitoring instrument is damaged or becomes inoperable:
- (a) the Project Geotechnical Engineer, consent holder and relevant council must be informed;
 - (b) replacement monitoring may be required at a nearby location; and
 - (c) replacement location must be agreed in consultation with the Project Geotechnical Engineer and relevant asset owner.

Pumping and rainfall records

- (87) Where practicable, volumes of water abstracted from excavations must be monitored and recorded so that inflow rates and volumes can be compared with the WGA HEA assumptions.

The contractor must also maintain daily rainfall records, to be provided with monthly pumping records.

Complaints and damage response

- (88) If any damage to buildings, roads or infrastructure is observed or reported, the consent holder must:
- (a) maintain a register of notifications, contacts and complaints;
 - (b) liaise with the relevant asset owner;

- (c) inspect the asset;
- (d) report findings to the consent holder and project team;
- (e) determine whether the damage is related to the works; and
- (f) implement corrective actions if required.

Communications and complaints

- (89) A communications protocol must be implemented before construction starts, including a pre-construction letter drop, notification of the construction programme, access points, likely traffic effects and contact details, project contact details at active site entrances, appointment of a Site Liaison Officer, a complaints register maintained throughout construction, complaints acknowledged within 24 hours, and Waikato Regional Council notified in writing within 72 hours of any complaint or incident where required.

Monitoring and corrective action

- (90) The contractor must monitor CTMP implementation throughout construction, including active site accesses, internal haul roads, receiving roads, temporary traffic management layouts, wheel wash facilities, road cleanliness, heavy commercial vehicle route compliance, driver behaviour, site access queuing, and complaints, incidents and near misses. Corrective actions must be implemented where required. The CTMP and SSTMPs must be updated if construction methodology, staging, access arrangements, haul routes or traffic effects materially change.

1.0 Part E - WRC Water Permit (Diversion of Catchment Tributaries)

1.1 Conditions Set Overview

This consent authorises the diversion of catchment tributaries on or adjacent to the SL1 Residential South site at 49A and 49B Saxbys Road, including culverting of watercourses for road crossings and development works associated with the construction of 938 residential lots across five (5) stages. The Site comprises five existing land parcels, legally described as Part Lot 2 DP 25668 and Part Lot 1 DP 25668 (33.64 ha), Lot 2 DP 589463 (22.2086 ha), Part Lot 1 DP 25668 (26.4563 ha), and Lot 3 DP 394366 and Lot 1 DP South Auckland 51518 (7.58 ha).

This consent must be read in conjunction with:

- Part A – Waipā DC Land Use Consent (Contaminated Land / NES:CS)
- Part B – Waipā DC Land Use Consent
- Part C – Waipā DC Subdivision Consent
- Part C0 – Waipā DC Day 0 Subdivision Consent
- Part D – WRC Land Disturbance Consent
- **Part E – WRC Water Permit (Diversion of Catchment Tributaries)**
- Part F – WRC Groundwater Diversion and Discharge
- Part G – WRC Water Permit (Temporary Groundwater Take)
- Part H – WRC Stormwater Diversion and Discharge
- Part I – WRC NES-FM Wetlands Consent
- Part J – Wildlife Act Authority
- Part K – WRC Riverbed Disturbance
- Part L - WRC NES-FM Reclamation Consent* (Refer to Section 4.0 – Volume 2).

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2.1 Abbreviations and Definitions

In these conditions, unless the context otherwise requires, the following abbreviations have the meanings set out below:

Abbreviation	Definition
AEE	Assessment of Environmental Effects
CIA	Cultural Impact Assessment
CPEng	Chartered Professional Engineer
DMP	Dewatering Management Plan
DOC	Department of Conservation
EPA	Environmental Protection Authority
ESCMP	Erosion and Sediment Control Management Plan
FTAA	Fast-track Approvals Act 2024
GRFL	Golden Ridge Farm Limited
GRPL	Golden Ridge Park Limited
HEA	Hydrogeological Effects Assessment
HNZPT	Heritage New Zealand Pouhere Taonga
Mana Whenua	Ngaati Wairere, Ngaati Maahanga, Ngaati Tamainupoo, Ngaati Hauaa, Ngaati Koroki-Kahukura, and Ngaati Apakura
NTU	Nephelometric Turbidity Unit
RMA	Resource Management Act 1991
Site	49A and 49B Saxbys Road (legal descriptions per Section 2.2)
SQEP	Suitably Qualified and Experienced Person/Professional
WGA	Wallbridge Gilbert Aztec
WRC	Waikato Regional Council
WRP	Waikato Regional Plan
WWPS	Wastewater Pump Station

the Consent Holder	Golden Ridge Farm Limited and Golden Ridge Park Limited
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2.2 Consent Particulars Table

Resource Consent:	XX
Grants to:	Golden Ridge Farm Limited and Golden Ridge Park Limited
Commencement date:	XX
Lapse date:	Ten (10) years from the date of commencement unless it has been given effect to, surrendered, or cancelled at an earlier date.
Location:	49A and 49B Saxbys Road. Legal descriptions: Part Lot 2 DP 25668 and Part Lot 1 DP 25668 (33.64 ha); Lot 2 DP 589463 (22.2086 ha); Part Lot 1 DP 25668 (26.4563 ha); Lot 3 DP 394366 and Lot 1 DP South Auckland 51518 (7.58 ha).
Authorised activity:	Diversion of catchment tributaries and culverting of watercourses as shown in XX.

2.3 General Conditions

- (1) The activities authorised by this consent must be undertaken in general accordance with the information and plans submitted by the Consent Holder in support of the consent application. In the event of a conflict between the application documents and the conditions of this consent, the conditions shall prevail.
- (2) A copy of this consent must be kept on Site at all times that works are being undertaken and must be produced without unreasonable delay upon request from a WRC officer or agent.
- (3) The Consent Holder must be responsible for all contracted operations and must ensure contractors are made aware of the conditions of this consent and ensure compliance.
- (4) Any reference in these conditions to a New Zealand Standard or guideline document includes any later version that amends or replaces it.
- (5) The Consent Holder must advise WRC in writing at least five (5) working days prior to the commencement of any waterway diversion or culverting works.

2.4 Fees & Charges

- (6) The Consent Holder must pay to WRC 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.

2.5 Consent Lapse

- (7) This consent shall lapse ten (10) years from the date of commencement unless it has been given effect to, surrendered, or cancelled at an earlier date.

2.6 Review

- (8) WRC may at any time serve notice on the Consent Holder under Section 128(1) of the RMA of its intention to review the conditions of this consent for any reason specified in Section 128(1), including where monitoring shows that the conditions of this consent are not achieving the environmental outcomes intended.

2.7 Mana Whenua and Cultural

- (9) At least twenty (20) working days prior to commencement of any waterway diversion or culverting works, the Consent Holder must give written notice to Mana Whenua of the proposed activities.
- (10) Mana Whenua must be invited to provide cultural monitoring during any works within or adjacent to any waterway or area of cultural significance identified in the CIA.
- (11) If any archaeological sites, artefacts, taonga, or material of cultural significance is discovered during works, all works must cease immediately in the affected area, and the Consent Holder must notify WRC, HNZPT, and Mana Whenua within 24 hours. Works must not resume until authorised.
- (12) If kōiwi tangata (human skeletal remains) are uncovered, works must cease within 20 m of the discovery, and the Consent Holder must notify the New Zealand Police, Mana Whenua, HNZPT, and WRC within 24 hours. Works must not resume until authorised.

2.8 Pre-Commencement Requirements

- (13) No waterway diversion or culverting works may commence until the Consent Holder has provided WRC with detailed design drawings for the proposed works and WRC has confirmed in writing that the design is consistent with the conditions of this consent.
- (14) Detailed design drawings must be prepared by a CPEng and must show: the location and extent of the proposed diversion or culverting; the design of any culverts (including size, material, grade, and invert level); fish passage provisions; sediment control measures to be implemented during works; and the proposed programme of works.
- (15) The design of any culvert must ensure fish passage is maintained in accordance with Condition 23 of this consent.
- (16) No waterway diversion or culverting works may commence until the ESCMP for the relevant stage (required by Part D of this Conditions Set) has been certified by WRC.
- (17) The Consent Holder must hold a pre-construction meeting with WRC before commencing any waterway diversion or culverting works. The meeting must be held not less than five (5) working days before commencement.

2.9 Waterway Diversion and Culverting Requirements

- (18) The waterway diversions and culverting works authorised by this consent are outlined in the Maven Drawing Pack, see XX.
- (19) All works within or adjacent to any watercourse must be conducted in a manner that minimises disturbance to the bed and banks of the watercourse. The working area must be kept to the minimum necessary.
- (20) No waterway diversion or culverting work may commence during or immediately following significant rainfall events (defined as XX mm in 24 hours or where the watercourse is running above normal flow).
- (21) Sediment controls must be installed upstream and downstream of any works within a watercourse before works commence. All sediment-laden water must be contained within the works area and must not be discharged to any waterway.
- (22) Any temporary waterway diversion used during construction must maintain adequate flow to protect aquatic values and must be removed as soon as practicable after the permanent works are complete.
- (23) All culverts must be designed to provide fish passage for all species present in the watercourse, in accordance with WRC guidelines and the New Zealand Fish Passage Guidelines (NIWA, or successor document). Fish passage design must be confirmed by a suitably qualified fisheries ecologist before works commence.
- (24) All culverts must be installed with the invert level at or below the bed level of the existing watercourse to prevent fish passage obstruction.
- (25) The velocity of flow within any culvert under design flows must not exceed the sustained swimming speed of the least capable migratory species present, as specified in the design drawings.
- (26) Where a waterway is being diverted, the new channel must be designed and constructed to maintain or improve the geomorphic and ecological values of the existing channel, including channel gradient, width, and substrate.
- (27) All new waterway channels must be stabilised before and during watercourse flows being directed into them. Stabilisation must include appropriately designed and constructed bed and bank protection.
- (28) Following completion of any waterway diversion, the Consent Holder must restore all disturbed riparian areas with appropriate native species planting in accordance with the certified Landscape Plan required by Condition XX of Part B.

2.10 Water Quality During Works

- (29) No works may be carried out within any watercourse during periods of high flow (defined as XX).
- (30) Any sediment or turbid water generated during works must not be discharged to any watercourse. Dirty water must be pumped to a suitable settlement area or sediment retention pond and managed in accordance with the certified ESCMP.

- (31) No machinery may operate within the wetted channel of any watercourse unless specifically authorised in the design drawings. Where machinery must operate in the channel, appropriate measures (such as rock armouring or temporary bridging) must be used to protect the channel bed.
- (32) If any spill of fuel, oil, concrete, or other contaminant occurs within or adjacent to any watercourse, the Consent Holder must immediately implement emergency containment measures and notify WRC within two (2) hours.

2.11 Monitoring

- (33) The Consent Holder must monitor water quality in the watercourse immediately upstream and immediately downstream of any culvert or diversion works during construction. Monitoring must include turbidity and visual assessment and must be carried out at the commencement of each working day and after any significant rainfall event.
- (34) Following completion of works, the Consent Holder must monitor the performance of all culverts and diversions on an annual basis for **XX** years after completion, including assessment of fish passage, channel stability, and the condition of riparian planting. Results must be provided to WRC within **XX** working days of each monitoring event.

2.12 Completion

- (35) Upon completion of all waterway diversion and culverting works, the Consent Holder must notify WRC and provide as-built drawings showing: the location, size, and invert level of all culverts; the alignment and dimensions of any new waterway channels; and the extent of riparian planting.
- (36) WRC must inspect all completed culverts and diversions before the Consent Holder's obligations under this consent are considered complete. The Consent Holder must remedy any defects identified by WRC within 30 working days.
- (37) As-built drawings must be submitted to WRC in electronic format within three (3) months of completion of works.

2.13 Reporting

- (38) The Consent Holder must provide WRC with a Completion Report within three (3) months of completion of all waterway diversion and culverting works, confirming that all conditions of this consent have been complied with and all monitoring requirements have been met.

2.14 Fish Management Plan

Certification and implementation of Fish Management Plan

- (39) Prior to any works within, or works that may directly affect, any watercourse, drain, stream, culvert location, diversion, reclamation area, or dewatering area, the consent holder must submit a final Fish Management Plan to Waikato Regional Council for certification.

The objective of this management plan is to avoid or minimise adverse effects on freshwater fauna and aquatic habitat associated with works in or affecting watercourses.

- (40) The FMP must be prepared by a suitably qualified and experienced freshwater ecologist and be generally in accordance with the *SL1 Residential South Development Fish Management Plan*, prepared by Ecological Solutions Limited, dated August 2026.
- (41) All works to which the FMP applies must be undertaken in accordance with the certified FMP and under the direction or supervision of a suitably qualified and experienced freshwater ecologist, where required by the FMP.

Fish Capture and Relocation

- (42) Prior to undertaking fish capture or relocation, the consent holder must obtain any permits or authorisations required for those activities.
- (43) Fish capture, salvage, handling and relocation associated with works must be undertaken in accordance with the certified FMP. Native fish must be relocated to suitable habitat identified in accordance with the FMP.

Culverts and Watercourse Crossings

- (44) Culverts and watercourse crossing structures must be designed and installed in accordance with the Resource Management (National Environmental Standards for Freshwater) Regulations 2020 and the certified FMP, where applicable.

Reporting

- (45) Within one month following completion of fish capture and relocation works for each relevant stage, the consent holder must provide Waikato Regional Council with a fish relocation report prepared by a suitably qualified and experienced freshwater ecologist documenting the implementation and outcomes of the certified FMP.

1.0 Part F - WRC Groundwater Diversion and Discharge

1.1 Conditions Set Overview

This consent authorises the diversion and discharge of groundwater intercepted during earthworks associated with the SL1 Residential South development at 49A and 49B Saxbys Road. Authorised activities include dewatering of earthworks excavations, interception of shallow groundwater, and discharge of dewatering water to land or waterways during the construction of 938 residential lots across five (5) stages. The Site comprises five existing land parcels, legally described as Part Lot 2 DP 25668 and Part Lot 1 DP 25668 (33.64 ha), Lot 2 DP 589463 (22.2086 ha), Part Lot 1 DP 25668 (26.4563 ha), and Lot 3 DP 394366 and Lot 1 DP South Auckland 51518 (7.58 ha).

This consent must be read in conjunction with:

- Part A – Waipā DC Land Use Consent (Contaminated Land / NES:CS)
- Part B – Waipā DC Land Use Consent
- Part C – Waipā DC Subdivision Consent
- Part C0 – Waipā DC Day 0 Subdivision Consent
- Part D – WRC Land Disturbance Consent
- Part E – WRC Water Permit (Diversion of Catchment Tributaries)
- **Part F – WRC Groundwater Diversion and Discharge**
- Part G – WRC Water Permit (Temporary Groundwater Take)
- Part H – WRC Stormwater Diversion and Discharge
- Part I – WRC NES-FM Wetlands Consent
- Part J – Wildlife Act Authority
- Part K – WRC Riverbed Disturbance
- Part L - WRC NES-FM Reclamation Consent* (Refer to Section 4.0 – Volume 2).

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2.1 Abbreviations and Definitions

In these conditions, unless the context otherwise requires, the following abbreviations have the meanings set out below:

Abbreviation	Definition
AEE	Assessment of Environmental Effects
CIA	Cultural Impact Assessment
CPEng	Chartered Professional Engineer
DMP	Dewatering Management Plan
EPA	Environmental Protection Authority
ESCMP	Erosion and Sediment Control Management Plan
FTAA	Fast-track Approvals Act 2024
GRFL	Golden Ridge Farm Limited
GRPL	Golden Ridge Park Limited
HEA	Hydrogeological Effects Assessment
HNZPT	Heritage New Zealand Pouhere Taonga
Mana Whenua	Ngaati Wairere, Ngaati Maahanga, Ngaati Tamainupoo, Ngaati Hauaa, Ngaati Koroki-Kahukura, and Ngaati Apakura
NTU	Nephelometric Turbidity Unit
RMA	Resource Management Act 1991
Site	49A and 49B Saxbys Road (legal descriptions per Section 2.2)
SQEP	Suitably Qualified and Experienced Person/Professional
WGA	Wallbridge Gilbert Aztec
WRC	Waikato Regional Council
WRP	Waikato Regional Plan
WWPS	Wastewater Pump Station
the Consent Holder	Golden Ridge Farm Limited and Golden Ridge Park Limited

2.2 Consent Particulars Table

Resource Consent:	XX
Grants to:	Golden Ridge Farm Limited and Golden Ridge Park Limited
Commencement date:	XX
Lapse date:	Ten (10) years from the date of commencement unless it has been given effect to, surrendered, or cancelled at an earlier date.
Location:	49A and 49B Saxbys Road. Legal descriptions: Part Lot 2 DP 25668 and Part Lot 1 DP 25668 (33.64 ha); Lot 2 DP 589463 (22.2086 ha); Part Lot 1 DP 25668 (26.4563 ha); Lot 3 DP 394366 and Lot 1 DP South Auckland 51518 (7.58 ha).
Authorised activity:	Diversion and discharge of groundwater intercepted during earthworks, including dewatering of excavations, as described in the application documents.

2.3 General Conditions

- (1) The activities authorised by this consent must be undertaken in general accordance with the information and plans submitted by the Consent Holder in support of the consent application. In the event of a conflict between the application documents and the conditions of this consent, the conditions shall prevail.
- (2) A copy of this consent must be kept on Site at all times that dewatering is being undertaken and must be produced without unreasonable delay upon request from a WRC officer or agent.
- (3) The Consent Holder must be responsible for all contracted operations and must ensure contractors are made aware of the conditions of this consent and ensure compliance.
- (4) Any reference in these conditions to a New Zealand Standard or guideline document includes any later version that amends or replaces it.
- (5) The Consent Holder must advise WRC in writing at least five (5) working days prior to the commencement of any dewatering activities.

2.4 Fees & Charges

- (6) The Consent Holder must pay to WRC 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.

2.5 Consent Lapse

- (7) This consent shall lapse ten (10) years from the date of commencement unless it has been given effect to, surrendered, or cancelled at an earlier date.

2.6 Review

- (8) WRC may at any time serve notice on the Consent Holder under Section 128(1) of the RMA of its intention to review the conditions of this consent for any reason specified in Section 128(1), including where monitoring shows that the conditions of this consent are not achieving the environmental outcomes intended.

2.7 Mana Whenua and Cultural

- (9) At least twenty (20) working days prior to commencement of any dewatering activities, the Consent Holder must give written notice to Mana Whenua of the proposed activities.
- (10) If any archaeological sites, artefacts, taonga, or material of cultural significance is discovered during any dewatering-related works, all works must cease immediately in the affected area, and the Consent Holder must notify WRC, HNZPT, and Mana Whenua within 24 hours. Works must not resume until authorised.

2.8 Pre-Commencement Requirements

- (11) Prior to commencement of any dewatering activities, the Consent Holder must:
- (a) appoint a CPEng or SQEP to oversee all dewatering activities and water quality management;
 - (b) confirm to WRC the location of all proposed dewatering discharge points and the proposed method of treatment of dewatering water before discharge;
 - (c) confirm that the certified ESCMP (Part D) addresses the management of dewatering water; and
 - (d) install any required flow measurement devices.
- (12) The Consent Holder must hold a pre-construction meeting with WRC before commencing dewatering activities. The meeting must be held not less than five (5) working days before commencement.

2.9 Dewatering Requirements

- (13) Dewatering may only be carried out to the extent necessary to enable the earthworks and construction works authorised by this consent and Parts B and D of this Conditions Set to proceed.
- (14) Dewatering must be carried out in a staged and controlled manner to avoid unnecessary lowering of groundwater levels beyond the immediate construction area.
- (15) The Consent Holder must minimise the volume of groundwater intercepted and must cease or reduce dewatering as soon as practicable once it is no longer required for construction purposes.
- (16) All groundwater intercepted during dewatering must be managed in accordance with Conditions 17 to 22 of this consent before discharge.
- (17) Dewatering discharge must not cause the following effects in any receiving waterway, measured beyond the edge of any mixing zone:

- (a) turbidity to exceed XX NTU;
 - (b) pH to fall outside the range XX;
 - (c) dissolved oxygen to fall below XX mg/L; or
 - (d) any visible discolouration, sheen, foam, or scum.
- (18) All dewatering discharge must pass through a suitable sediment settling device (such as a silt sack, settlement tank, or sediment retention pond) before discharge to any waterway. The sediment device must be of adequate capacity to treat the dewatering flow and must be maintained in good working order.
- (19) Where dewatering water contains levels of contaminants (including iron, manganese, or suspended solids) that exceed the limits in Condition 17, the Consent Holder must apply additional treatment (such as pH adjustment, aeration, or additional settlement) before discharge. Discharge must not occur until the treated water meets the limits in Condition 17.
- (20) Dewatering water must not be discharged to any watercourse where the receiving watercourse is already showing signs of distress (low flow, high temperature, or poor ecological condition), unless WRC gives prior written approval.
- (21) The location of all dewatering discharge points must be confirmed with WRC before dewatering commences and must be shown on a site plan updated as the works progress.
- (22) The Consent Holder must ensure that dewatering operations do not adversely affect the stability of any adjacent structures, roads, or other infrastructure. If any settlement or instability is observed, dewatering must cease immediately and WRC must be notified.

2.10 Monitoring

- (23) The Consent Holder must monitor dewatering water quality at each discharge point before and during discharge. Monitoring must include turbidity, pH, dissolved oxygen, and visual assessment, and must be carried out at the commencement of each dewatering event and at least XX while dewatering is active.
- (24) The Consent Holder must monitor groundwater levels at XX during dewatering. Groundwater level measurements must be recorded at least XX during all active dewatering periods.
- (25) The Consent Holder must monitor the condition of any waterway receiving dewatering discharge during dewatering, and must report any observed adverse effects to WRC within 24 hours.
- (26) All monitoring results must be recorded and provided to WRC within XX working days of monitoring.

2.11 Incidents and Reporting

- (27) If any dewatering discharge results in a breach of the limits in Condition 17, the Consent Holder must: immediately cease discharging; apply additional treatment to bring the discharge within limits; notify WRC within 24 hours; and not resume discharging until the water quality meets the limits in Condition 17.

- (28) The Consent Holder must maintain a dewatering log recording: the volumes of water pumped (where measurable); the location of discharge; any treatment applied; monitoring results; and any incidents or complaints. The log must be made available to WRC upon request.
- (29) Within three (3) months of the completion of all dewatering activities for each stage, the Consent Holder must submit a Stage Dewatering Completion Report to WRC confirming: all dewatering for the stage has been completed; all monitoring conditions have been complied with; and no adverse effects on groundwater levels or waterway quality have been identified.

2.12 Completion

- (30) Upon completion of all dewatering activities, the Consent Holder must confirm to WRC in writing that all dewatering operations have ceased and that groundwater levels are returning to natural levels.

2.13 Hydrogeological Management

General accordance

- (31) All stormwater wetland construction, wastewater pump station construction, wastewater pipeline trenching, temporary dewatering, groundwater diversion and groundwater discharge activities must be undertaken generally in accordance with the Hydrogeological Effects Assessment prepared for the SL1 Residential Development by WGA, reference WGA242463-RP-HG-0003_A (the Hydrogeological Effects Assessment), and any subsequent certified management plan required by these conditions.

2.13.1 Construction Dewatering

Dewatering Management Plan

Objective: manage temporary construction dewatering so that groundwater drawdown, discharge and related effects are controlled, monitored and responded to, while maintaining surface water continuity and avoiding or minimising adverse effects on groundwater, streams, wetlands, neighbouring bores, ground stability and water quality.

- (32) Prior to the commencement of any dewatering associated with stormwater wetland construction, wastewater pump station construction or wastewater pipeline trenching, the Consent Holder must prepare and submit a Dewatering Management Plan to WRC for certification. The Dewatering Management Plan must include, as a minimum:
 - (a) the location and staging of proposed dewatering activities;
 - (b) proposed excavation depths and dewatering depths;
 - (c) expected dewatering rates and durations;
 - (d) proposed dewatering methods, including any well points, sump pumping, dewatering bores, sheet piles, cut-off walls or trench support;
 - (e) methods for managing dewatered groundwater;
 - (f) discharge locations and treatment measures;

- (g) measures to maintain surface water continuity in drains and the Mangakōtukutuku Stream;
- (h) erosion and sediment control measures;
- (i) monitoring and inspection requirements;
- (i) trigger levels and response actions, where required; and
- (j) reporting requirements.

No dewatering may commence until the Dewatering Management Plan has been certified by WRC.

2.13.2 Stormwater Wetland Construction

Staged wetland construction

- (33) Construction of the six (6) stormwater wetlands must be staged so that groundwater drawdown effects are localised and temporary and remain generally consistent with the effects assessed in the Hydrogeological Effects Assessment. The Consent Holder must confirm the construction sequence for each stormwater wetland in the Dewatering Management Plan.

Wetland dewatering limits

- (34) Dewatering for construction of stormwater wetlands must not exceed the excavation depths, duration, or groundwater abstraction rates assessed in the Hydrogeological Effects Assessment, unless a suitably qualified hydrogeologist confirms that any exceedance will not result in greater adverse effects on groundwater levels, surface water flows, natural wetlands, neighbouring bores, or neighbouring properties.

The Hydrogeological Effects Assessment identifies the following indicative peak construction dewatering rates:

Wetland	Indicative peak construction inflow / dewatering rate
Wetland A	5,361 m ³ /day
Wetland B	4,000 m ³ /day
Wetland C	3,648 m ³ /day
Wetland D	3,284 m ³ /day
Wetland E	3,018 m ³ /day
Wetland F	1,702 m ³ /day

- (35) Where the final construction methodology materially changes these assumptions, the Dewatering Management Plan must be updated by a suitably qualified hydrogeologist before works commence.

2.13.3 Wastewater Pump Stations

Wastewater pump station dewatering

- (36) Dewatering for wastewater pump station wet well construction must be undertaken in accordance with a methodology confirmed by a suitably qualified hydrogeologist and geotechnical engineer. The methodology must address:
- (a) dewatering of the shallow unconfined aquifer;
 - (b) dewatering of the deeper confined or semi-confined aquifer;
 - (c) protection of the low permeability aquitard;
 - (d) use of sheet pile walls or other excavation support;
 - (e) use of dewatering bores, where required;
 - (f) management of groundwater inflows;
 - (g) settlement risk; and
 - (h) discharge treatment and disposal.

Wastewater pump station dewatering rates and duration

- (37) Dewatering for wastewater pump station wet well construction must be managed so that pumping rates and durations are generally consistent with the effects assessed in the Hydrogeological Effects Assessment.

The Hydrogeological Effects Assessment identifies the following indicative deep aquifer dewatering rates:

Wastewater pump station	Indicative deep aquifer dewatering rate
WWPS A	907 m ³ /day
WWPS B	3,661 m ³ /day

- (38) The Hydrogeological Effects Assessment assumes dewatering for up to fifteen (15) days for each wet well construction activity. Any material increase in dewatering rate, dewatering depth, or duration must be reviewed by a suitably qualified hydrogeologist before being implemented.

2.13.4 Wastewater Pipeline Trenching

Wastewater pipeline trench dewatering

- (39) Wastewater pipeline trenching below the groundwater table must be undertaken progressively in short sections. Unless otherwise certified by a suitably qualified hydrogeologist, wastewater pipeline trenching must be undertaken in sections no greater than 20 m in length, with each section open for no more than ten (10) days before backfilling commences.

The Consent Holder must minimise:

- (a) open trench length;
- (b) dewatering duration;
- (c) groundwater drawdown;

- (d) uncontrolled groundwater inflow;
- (e) loss of fines;
- (f) base heave; and
- (g) settlement risk.

Pipeline dewatering rates

- (40) Dewatering for wastewater pipeline trenching must be managed so that rates are generally consistent with those assessed in the Hydrogeological Effects Assessment. The Hydrogeological Effects Assessment identifies indicative dewatering rates of:

- (a) less than 153 m³/day for shallow 20 m wastewater pipeline trenches; and
- (b) less than 690 m³/day for deep 20 m wastewater pipeline trenches.

Any material exceedance must be reviewed by a suitably qualified hydrogeologist before dewatering continues.

2.13.5 Groundwater and Surface Water Continuity

Return of intercepted groundwater

- (41) Where construction dewatering intercepts groundwater that would otherwise support local drains, natural wetlands, or the Mangakōtukutuku Stream, the Consent Holder must, where practicable and environmentally appropriate, return treated groundwater upstream of the works to maintain surface water continuity.

Returned water must be discharged in a manner that avoids or minimises erosion, scour, sedimentation, flooding, nuisance effects, and adverse water quality effects.

Discharge treatment

- (42) All dewatered groundwater must be treated as necessary before discharge. Discharge must comply with the certified ESCMP and any applicable water quality requirements. Treatment must address, where relevant:
- (a) sediment;
 - (b) turbidity;
 - (c) iron staining or iron floc;
 - (d) pH;
 - (e) hydrocarbons or contaminants;
 - (f) erosion and scour risk; and
 - (g) any other water quality risk identified during the works.

2.13.6 Inspections and Monitoring

Construction inspections

- (43) During active dewatering and discharge, the Consent Holder must undertake regular inspections of:
- (a) pumping rates;

- (b) discharge locations;
- (c) flow paths;
- (d) erosion and scour;
- (e) sedimentation;
- (f) turbidity;
- (g) iron staining;
- (h) receiving drains;
- (i) the Mangakōtukutuku Stream; and
- (i) any nearby wetland or surface water feature that may be affected.

Inspection frequency must be specified in the Dewatering Management Plan and must be increased during or after heavy rainfall, during high groundwater conditions, or where adverse effects are observed.

Targeted groundwater monitoring

- (44) Targeted short-term groundwater monitoring must be undertaken during construction dewatering where required to confirm that groundwater behaviour remains generally consistent with the Hydrogeological Effects Assessment and to support management of potential ground settlement effects. The monitoring must include, where relevant:
- (a) groundwater levels in existing or new piezometers;
 - (b) shallow unconfined aquifer response;
 - (c) confined or semi-confined aquifer response;
 - (d) groundwater drawdown trends;
 - (e) comparison with modelled drawdown predictions;
 - (f) any implications for settlement; and
 - (g) any implications for surface water continuity.

2.13.7 Natural Wetlands and Surface Water Features

Protection of retained natural wetland

- (45) The retained floodplain wetland associated with the Mangakōtukutuku Stream must be protected from adverse construction dewatering effects. Construction dewatering must be managed so that it does not cause any sustained reduction in stream level or hydrological support to the retained wetland.

If monitoring or inspections indicate that dewatering may be causing an adverse effect on the retained wetland, the Consent Holder must immediately implement corrective actions in consultation with a suitably qualified hydrogeologist and ecologist.

Surface water monitoring

- (46) No permanent operational surface water level or flow monitoring is required unless otherwise directed by WRC. During construction, visual inspections of drains and stream reaches must be undertaken as part of standard environmental compliance checks to

confirm expected performance and to identify any adverse effects from dewatering or discharge.

2.13.8 Nearby Bores

Nearby groundwater bores

- (47) Prior to dewatering for WWPS B, the Consent Holder must confirm whether any existing groundwater bore within the assessed drawdown radius is used for water supply and whether any specific management or notification is required.

If dewatering results in an adverse effect on water availability at a neighbouring bore, the Consent Holder must implement corrective actions, which may include:

- (a) reducing or temporarily ceasing dewatering;
- (b) altering the dewatering methodology;
- (c) providing a temporary alternative water supply;
- (d) undertaking additional monitoring; or
- (e) other measures recommended by a suitably qualified hydrogeologist.

2.13.9 Trigger Response and Adaptive Management

Trigger levels and response actions

- (48) The Dewatering Management Plan must include groundwater, surface water and settlement trigger levels where required. Trigger levels must be based on the predicted effects in the Hydrogeological Effects Assessment and any relevant geotechnical effects management plan.

Response actions may include:

- (a) increased inspection or monitoring frequency;
- (b) review by a suitably qualified hydrogeologist;
- (c) review by a geotechnical engineer where settlement risk is relevant;
- (d) modification of pumping rates;
- (e) relocation or modification of discharge points;
- (f) return of groundwater to upstream drains or the Mangakōtukutuku Stream;
- (g) groundwater recharge, where practicable;
- (h) temporary cessation of dewatering;
- (i) additional erosion and sediment controls; or
- (i) any other corrective action necessary to avoid or minimise adverse effects.

2.13.10 Records and Reporting

Dewatering records

- (49) The Consent Holder must keep records of dewatering activities, including:
- (a) location of dewatering;

- (b) start and finish dates;
- (c) pumping rates;
- (d) estimated or measured total volume abstracted;
- (e) discharge location;
- (f) treatment measures used;
- (g) inspection results;
- (h) rainfall during the works;
- (i) any observed surface water effects;
- (i) any trigger exceedances; and
- (j) corrective actions taken.

Records must be provided to WRC on request.

Construction dewatering report

- (50) Within one (1) month of completion of each major dewatering activity, including each stormwater wetland, wastewater pump station or wastewater pipeline stage, the Consent Holder must provide WRC with a construction dewatering report prepared by a suitably qualified hydrogeologist or environmental practitioner. The report must summarise:
- (a) dewatering methods used;
 - (b) pumping rates and total volumes;
 - (c) duration of dewatering;
 - (d) groundwater level monitoring results, where undertaken;
 - (e) visual inspection results;
 - (f) surface water continuity measures;
 - (g) discharge treatment and discharge locations;
 - (h) any effects on drains, wetlands, streams or bores;
 - (i) any trigger exceedances;
 - (i) any complaints received; and
 - (j) any corrective actions implemented.

1.0 Part G - WRC Water Permit (Temporary Groundwater Take)

1.1 Conditions Set Overview

This consent authorises the temporary take of groundwater associated with earthworks and construction activities for the SL1 Residential South development at 49A and 49B Saxbys Road. Authorised activities include temporary groundwater takes from bores, dewatering sumps, and trenches during the construction of 938 residential lots across five (5) stages. The Site comprises five existing land parcels, legally described as Part Lot 2 DP 25668 and Part Lot 1 DP 25668 (33.64 ha), Lot 2 DP 589463 (22.2086 ha), Part Lot 1 DP 25668 (26.4563 ha), and Lot 3 DP 394366 and Lot 1 DP South Auckland 51518 (7.58 ha).

This consent must be read in conjunction with:

- Part A – Waipā DC Land Use Consent (Contaminated Land / NES:CS)
- Part B – Waipā DC Land Use Consent
- Part C – Waipā DC Subdivision Consent
- Part CO – Waipā DC Day 0 Subdivision Consent
- Part D – WRC Land Disturbance Consent
- Part E – WRC Water Permit (Diversion of Catchment Tributaries)
- Part F – WRC Groundwater Diversion and Discharge
- **Part G – WRC Water Permit (Temporary Groundwater Take)**
- Part H – WRC Stormwater Diversion and Discharge
- Part I – WRC NES-FM Wetlands Consent
- Part J – Wildlife Act Authority
- Part K – WRC Riverbed Disturbance
- Part L - WRC NES-FM Reclamation Consent* (Refer to Section 4.0 – Volume 2).

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2.1 Abbreviations and Definitions

In these conditions, unless the context otherwise requires, the following abbreviations have the meanings set out below:

Abbreviation	Definition
AEE	Assessment of Environmental Effects
CIA	Cultural Impact Assessment
CPEng	Chartered Professional Engineer
DMP	Dewatering Management Plan
EPA	Environmental Protection Authority
ESCMP	Erosion and Sediment Control Management Plan
FTAA	Fast-track Approvals Act 2024
GRFL	Golden Ridge Farm Limited
GRPL	Golden Ridge Park Limited
HEA	Hydrogeological Effects Assessment
HNZPT	Heritage New Zealand Pouhere Taonga
Mana Whenua	Ngaati Wairere, Ngaati Maahanga, Ngaati Tamainupoo, Ngaati Hauaa, Ngaati Koroki-Kahukura, and Ngaati Apakura
NTU	Nephelometric Turbidity Unit
RMA	Resource Management Act 1991
Site	49A and 49B Saxbys Road (legal descriptions per Section 2.2)
SQEP	Suitably Qualified and Experienced Person/Professional
WGA	Wallbridge Gilbert Aztec
WRC	Waikato Regional Council
WRP	Waikato Regional Plan
WWPS	Wastewater Pump Station
the Consent Holder	Golden Ridge Farm Limited and Golden Ridge Park Limited

2.2 Consent Particulars Table

Resource Consent:	XX
Grants to:	Golden Ridge Farm Limited and Golden Ridge Park Limited
Commencement date:	XX
Lapse date:	Ten (10) years from the date of commencement unless it has been given effect to, surrendered, or cancelled at an earlier date.
Location:	49A and 49B Saxbys Road. Legal descriptions: Part Lot 2 DP 25668 and Part Lot 1 DP 25668 (33.64 ha); Lot 2 DP 589463 (22.2086 ha); Part Lot 1 DP 25668 (26.4563 ha); Lot 3 DP 394366 and Lot 1 DP South Auckland 51518 (7.58 ha).
Maximum take rate:	XX
Maximum total take:	XX
Authorised activity:	Temporary take of groundwater for earthworks dewatering and construction purposes as described in the application documents.

2.3 General Conditions

- (1) The activities authorised by this consent must be undertaken in general accordance with the information and plans submitted by the Consent Holder in support of the consent application. In the event of a conflict between the application documents and the conditions of this consent, the conditions shall prevail.
- (2) A copy of this consent must be kept on Site at all times that groundwater taking is being undertaken and must be produced without unreasonable delay upon request from a WRC officer or agent.
- (3) The Consent Holder must be responsible for all contracted operations and must ensure contractors are made aware of the conditions of this consent and ensure compliance.
- (4) Any reference in these conditions to a New Zealand Standard or guideline document includes any later version that amends or replaces it.
- (5) The Consent Holder must advise WRC in writing at least five (5) working days prior to the commencement of any groundwater taking activities.

2.4 Fees & Charges

- (6) The Consent Holder must pay to WRC 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.

2.5 Consent Lapse

- (7) This consent shall lapse ten (10) years from the date of commencement unless it has been given effect to, surrendered, or cancelled at an earlier date.

2.6 Review

- (8) WRC may at any time serve notice on the Consent Holder under Section 128(1) of the RMA of its intention to review the conditions of this consent for any reason specified in Section 128(1), including where monitoring shows that the conditions of this consent are not achieving the environmental outcomes intended.

2.7 Mana Whenua and Cultural

- (9) At least twenty (20) working days prior to the commencement of any groundwater taking activities, the Consent Holder must give written notice to Mana Whenua of the proposed activities.
- (10) If any archaeological sites, artefacts, taonga, or material of cultural significance is discovered during groundwater taking activities, all works must cease immediately in the affected area, and the Consent Holder must notify WRC, HNZPT, and Mana Whenua within 24 hours.

2.8 Pre-Commencement Requirements

- (11) Prior to commencing any groundwater take, the Consent Holder must:
- (a) install any bore or dewatering infrastructure required to take groundwater in accordance with the NZS 4411:2001 Environmental Standard for Drilling of Soil and Rock (or successor standard);
 - (b) install flow measurement equipment capable of measuring the rate of take;
 - (c) install groundwater level monitoring equipment at any monitoring bore required by Condition 20; and
 - (d) notify WRC of the take start date and the expected duration and maximum rate of take.
- (12) The Consent Holder must hold a pre-commencement meeting with WRC before commencing any groundwater taking activities. The meeting must be held not less than five (5) working days before commencement.

2.9 Take Requirements and Restrictions

- (13) Groundwater must only be taken for the purpose of dewatering earthworks excavations and supporting construction activities associated with this consent. No groundwater may be taken for irrigation, stock water, or any other purpose.
- (14) The take must not exceed the maximum instantaneous rate and total volume specified in the Consent Particulars (Section 2.2).
- (15) The take must cease as soon as it is no longer required for earthworks or construction purposes.

- (16) The groundwater take must not cause:
 - (a) the water level in any existing bore or well on an adjacent property to fall below the bottom of the pump intake of that bore or well;
 - (b) any reduction in the yield of any existing bore or well on an adjacent property that causes material adverse effects on the user of that bore or well; or
 - (c) any adverse effects on the ecological values of any waterway or wetland that is connected to the groundwater aquifer being drawn upon.
- (17) If any effect described in Condition 16 is observed or reported, the Consent Holder must immediately reduce or cease the take and notify WRC.
- (18) No bore constructed for the purposes of this consent may be used for any other purpose without the prior written approval of WRC. On completion of the groundwater take, all temporary bores must be decommissioned in accordance with WRC guidelines and any permanent bores must be managed in accordance with any applicable groundwater take consent.

2.10 Metering and Monitoring

- (19) The Consent Holder must measure and record the rate and volume of all groundwater taken under this consent. Take records must be maintained in a form acceptable to WRC and made available to WRC upon request.
- (20) The Consent Holder must monitor groundwater levels in the monitoring bores at XX during all periods of active take. Groundwater level measurements must be recorded at least XX during all active taking periods.
- (21) The Consent Holder must notify WRC immediately if:
 - (a) any reduction in groundwater levels beyond the predicted drawdown cone is observed;
 - (b) any affected neighbouring bore or well users report adverse effects; or
 - (c) any adverse effects on waterways or wetlands connected to the aquifer are observed.
- (22) All metering and monitoring records must be provided to WRC within XX working days of each monitoring event.

2.11 Reporting and Completion

- (23) Within three (3) months of the completion of all groundwater taking for each stage, the Consent Holder must submit a Stage Groundwater Take Completion Report to WRC confirming: all taking for the stage has been completed; all metering and monitoring conditions have been complied with; no adverse effects on neighbouring bores or waterways have been identified; and all temporary bores have been decommissioned.
- (24) Upon completion of all groundwater taking activities, the Consent Holder must provide WRC with a final summary of total volumes taken under this consent.

2.12 Hydrogeological Management

General accordance

- (25) All stormwater wetland construction, wastewater pump station construction, wastewater pipeline trenching, temporary dewatering, groundwater diversion and groundwater discharge activities must be undertaken generally in accordance with the Hydrogeological Effects Assessment prepared for the SL1 Residential Development by WGA, reference WGA242463-RP-HG-0003_A, (the Hydrogeological Effects Assessment), and any subsequent certified management plan required by these conditions.

2.12.1 Construction Dewatering

Dewatering Management Plan

Objective: manage temporary construction dewatering so that groundwater drawdown, discharge and related effects are controlled, monitored and responded to, while maintaining surface water continuity and avoiding or minimising adverse effects on groundwater, streams, wetlands, neighbouring bores, ground stability and water quality.

- (26) Prior to the commencement of any dewatering associated with stormwater wetland construction, wastewater pump station construction or wastewater pipeline trenching, the Consent Holder must prepare and submit a Dewatering Management Plan to WRC for certification. The Dewatering Management Plan must include, as a minimum:
- (a) the location and staging of proposed dewatering activities;
 - (b) proposed excavation depths and dewatering depths;
 - (c) expected dewatering rates and durations;
 - (d) proposed dewatering methods, including any well points, sump pumping, dewatering bores, sheet piles, cut-off walls or trench support;
 - (e) methods for managing dewatered groundwater;
 - (f) discharge locations and treatment measures;
 - (g) measures to maintain surface water continuity in drains and the Mangakōtukutuku Stream;
 - (h) erosion and sediment control measures;
 - (i) monitoring and inspection requirements;
 - (j) trigger levels and response actions, where required; and
 - (k) reporting requirements.

No dewatering may commence until the Dewatering Management Plan has been certified by WRC.

2.12.2 Stormwater Wetland Construction

Staged wetland construction

- (27) Construction of the six (6) stormwater wetlands must be staged so that groundwater drawdown effects are localised and temporary and remain generally consistent with the effects assessed in the Hydrogeological Effects Assessment. The Consent Holder must

confirm the construction sequence for each stormwater wetland in the Dewatering Management Plan.

Wetland dewatering limits

- (28) Dewatering for construction of stormwater wetlands must not exceed the excavation depths, duration, or groundwater abstraction rates assessed in the Hydrogeological Effects Assessment, unless a suitably qualified hydrogeologist confirms that any exceedance will not result in greater adverse effects on groundwater levels, surface water flows, natural wetlands, neighbouring bores, or neighbouring properties.

The Hydrogeological Effects Assessment identifies the following indicative peak construction dewatering rates:

Wetland	Indicative peak construction inflow / dewatering rate
Wetland A	5,361 m ³ /day
Wetland B	4,000 m ³ /day
Wetland C	3,648 m ³ /day
Wetland D	3,284 m ³ /day
Wetland E	3,018 m ³ /day
Wetland F	1,702 m ³ /day

- (29) Where the final construction methodology materially changes these assumptions, the Dewatering Management Plan must be updated by a suitably qualified hydrogeologist before works commence.

2.12.3 Wastewater Pump Stations

Wastewater pump station dewatering

- (30) Dewatering for wastewater pump station wet well construction must be undertaken in accordance with a methodology confirmed by a suitably qualified hydrogeologist and geotechnical engineer. The methodology must address:
- (a) dewatering of the shallow unconfined aquifer;
 - (b) dewatering of the deeper confined or semi-confined aquifer;
 - (c) protection of the low permeability aquitard;
 - (d) use of sheet pile walls or other excavation support;
 - (e) use of dewatering bores, where required;
 - (f) management of groundwater inflows;
 - (g) settlement risk; and
 - (h) discharge treatment and disposal.

Wastewater pump station dewatering rates and duration

- (31) Dewatering for wastewater pump station wet well construction must be managed so that pumping rates and durations are generally consistent with the effects assessed in the Hydrogeological Effects Assessment.

The Hydrogeological Effects Assessment identifies the following indicative deep aquifer dewatering rates:

Wastewater pump station	Indicative deep aquifer dewatering rate
WWPS A	907 m ³ /day
WWPS B	3,661 m ³ /day

- (32) The Hydrogeological Effects Assessment assumes dewatering for up to fifteen (15) days for each wet well construction activity. Any material increase in dewatering rate, dewatering depth, or duration must be reviewed by a suitably qualified hydrogeologist before being implemented.

2.12.4 Wastewater Pipeline Trenching

Wastewater pipeline trench dewatering

- (33) Wastewater pipeline trenching below the groundwater table must be undertaken progressively in short sections. Unless otherwise certified by a suitably qualified hydrogeologist, wastewater pipeline trenching must be undertaken in sections no greater than 20 m in length, with each section open for no more than ten (10) days before backfilling commences.

The Consent Holder must minimise:

- (a) open trench length;
- (b) dewatering duration;
- (c) groundwater drawdown;
- (d) uncontrolled groundwater inflow;
- (e) loss of fines;
- (f) base heave; and
- (g) settlement risk.

Pipeline dewatering rates

- (34) Dewatering for wastewater pipeline trenching must be managed so that rates are generally consistent with those assessed in the Hydrogeological Effects Assessment. The Hydrogeological Effects Assessment identifies indicative dewatering rates of:
- (a) less than 153 m³/day for shallow 20 m wastewater pipeline trenches; and
 - (b) less than 690 m³/day for deep 20 m wastewater pipeline trenches.

Any material exceedance must be reviewed by a suitably qualified hydrogeologist before dewatering continues.

2.12.5 Groundwater and Surface Water Continuity

Return of intercepted groundwater

- (35) Where construction dewatering intercepts groundwater that would otherwise support local drains, natural wetlands, or the Mangakōtukutuku Stream, the Consent Holder must, where practicable and environmentally appropriate, return treated groundwater upstream of the works to maintain surface water continuity.

Returned water must be discharged in a manner that avoids or minimises erosion, scour, sedimentation, flooding, nuisance effects, and adverse water quality effects.

Discharge treatment

- (36) All dewatered groundwater must be treated as necessary before discharge. Discharge must comply with the certified ESCMP and any applicable water quality requirements. Treatment must address, where relevant:
- (a) sediment;
 - (b) turbidity;
 - (c) iron staining or iron floc;
 - (d) pH;
 - (e) hydrocarbons or contaminants;
 - (f) erosion and scour risk; and
 - (g) any other water quality risk identified during the works.

2.12.6 Inspections and Monitoring

Construction inspections

- (37) During active dewatering and discharge, the Consent Holder must undertake regular inspections of:
- (a) pumping rates;
 - (b) discharge locations;
 - (c) flow paths;
 - (d) erosion and scour;
 - (e) sedimentation;
 - (f) turbidity;
 - (g) iron staining;
 - (h) receiving drains;
 - (i) the Mangakōtukutuku Stream; and
 - (i) any nearby wetland or surface water feature that may be affected.

Inspection frequency must be specified in the Dewatering Management Plan and must be increased during or after heavy rainfall, during high groundwater conditions, or where adverse effects are observed.

Targeted groundwater monitoring

- (38) Targeted short-term groundwater monitoring must be undertaken during construction dewatering where required to confirm that groundwater behaviour remains generally consistent with the Hydrogeological Effects Assessment and to support management of potential ground settlement effects. The monitoring must include, where relevant:
- (a) groundwater levels in existing or new piezometers;
 - (b) shallow unconfined aquifer response;
 - (c) confined or semi-confined aquifer response;
 - (d) groundwater drawdown trends;
 - (e) comparison with modelled drawdown predictions;
 - (f) any implications for settlement; and
 - (g) any implications for surface water continuity.

2.12.7 Natural Wetlands and Surface Water Features

Protection of retained natural wetland

- (39) The retained floodplain wetland associated with the Mangakōtukutuku Stream must be protected from adverse construction dewatering effects. Construction dewatering must be managed so that it does not cause any sustained reduction in stream level or hydrological support to the retained wetland.

If monitoring or inspections indicate that dewatering may be causing an adverse effect on the retained wetland, the Consent Holder must immediately implement corrective actions in consultation with a suitably qualified hydrogeologist and ecologist.

Surface water monitoring

- (40) No permanent operational surface water level or flow monitoring is required unless otherwise directed by WRC. During construction, visual inspections of drains and stream reaches must be undertaken as part of standard environmental compliance checks to confirm expected performance and to identify any adverse effects from dewatering or discharge.

2.12.8 Nearby Bores

Nearby groundwater bores

- (41) Prior to dewatering for WWPS B, the Consent Holder must confirm whether any existing groundwater bore within the assessed drawdown radius is used for water supply and whether any specific management or notification is required.

If dewatering results in an adverse effect on water availability at a neighbouring bore, the Consent Holder must implement corrective actions, which may include:

- (a) reducing or temporarily ceasing dewatering;

- (b) altering the dewatering methodology;
- (c) providing a temporary alternative water supply;
- (d) undertaking additional monitoring; or
- (e) other measures recommended by a suitably qualified hydrogeologist.

2.12.9 Trigger Response and Adaptive Management

Trigger levels and response actions

- (42) The Dewatering Management Plan must include groundwater, surface water and settlement trigger levels where required. Trigger levels must be based on the predicted effects in the Hydrogeological Effects Assessment and any relevant geotechnical effects management plan.

Response actions may include:

- (a) increased inspection or monitoring frequency;
- (b) review by a suitably qualified hydrogeologist;
- (c) review by a geotechnical engineer where settlement risk is relevant;
- (d) modification of pumping rates;
- (e) relocation or modification of discharge points;
- (f) return of groundwater to upstream drains or the Mangakōtukutuku Stream;
- (g) groundwater recharge, where practicable;
- (h) temporary cessation of dewatering;
- (i) additional erosion and sediment controls; or
- (i) any other corrective action necessary to avoid or minimise adverse effects.

2.12.10 Records and Reporting

Dewatering records

- (43) The Consent Holder must keep records of dewatering activities, including:
- (a) location of dewatering;
 - (b) start and finish dates;
 - (c) pumping rates;
 - (d) estimated or measured total volume abstracted;
 - (e) discharge location;
 - (f) treatment measures used;
 - (g) inspection results;
 - (h) rainfall during the works;
 - (i) any observed surface water effects;
 - (j) any trigger exceedances; and

- (k) corrective actions taken.

Records must be provided to WRC on request.

Construction dewatering report

- (44) Within one (1) month of completion of each major dewatering activity, including each stormwater wetland, wastewater pump station or wastewater pipeline stage, the Consent Holder must provide WRC with a construction dewatering report prepared by a suitably qualified hydrogeologist or environmental practitioner. The report must summarise:
 - (a) dewatering methods used;
 - (b) pumping rates and total volumes;
 - (c) duration of dewatering;
 - (d) groundwater level monitoring results, where undertaken;
 - (e) visual inspection results;
 - (f) surface water continuity measures;
 - (g) discharge treatment and discharge locations;
 - (h) any effects on drains, wetlands, streams or bores;
 - (i) any trigger exceedances;
 - (j) any complaints received; and
 - (k) any corrective actions implemented.

1.0 Part H - WRC Stormwater Diversion and Discharge

1.1 Conditions Set Overview

This consent authorises the diversion and discharge of stormwater associated with the SL1 Residential South development at 49A and 49B Saxbys Road. Authorised activities include the diversion and discharge of stormwater runoff from the construction and operation of 938 residential lots across five (5) stages, including runoff from residential lots, roads, footpaths, reserves, and other impervious surfaces within the development, managed in accordance with the certified Stormwater Management Plan (SMP). The Site comprises five existing land parcels, legally described as Part Lot 2 DP 25668 and Part Lot 1 DP 25668 (33.64 ha), Lot 2 DP 589463 (22.2086 ha), Part Lot 1 DP 25668 (26.4563 ha), and Lot 3 DP 394366 and Lot 1 DP South Auckland 51518 (7.58 ha).

This consent must be read in conjunction with:

- Part A – Waipā DC Land Use Consent (Contaminated Land / NES:CS)
- Part B – Waipā DC Land Use Consent
- Part C – Waipā DC Subdivision Consent
- Part CO – Waipā DC Day 0 Subdivision Consent
- Part D – WRC Land Disturbance Consent
- Part E – WRC Water Permit (Diversion of Catchment Tributaries)
- Part F – WRC Groundwater Diversion and Discharge
- Part G – WRC Water Permit (Temporary Groundwater Take)
- **Part H – WRC Stormwater Diversion and Discharge**
- Part I – WRC NES-FM Wetlands Consent
- Part J – Wildlife Act Authority
- Part K – WRC Riverbed Disturbance
- Part L - WRC NES-FM Reclamation Consent* (Refer to Section 4.0 – Volume 2).

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2.1 Abbreviations and Definitions

In these conditions, unless the context otherwise requires, the following abbreviations have the meanings set out below:

Abbreviation	Definition
AEE	Assessment of Environmental Effects
ARI	Average Recurrence Interval
CIA	Cultural Impact Assessment
CPEng	Chartered Professional Engineer
DMP	Dewatering Management Plan
EPA	Environmental Protection Authority
ESCMP	Erosion and Sediment Control Management Plan
FTAA	Fast-track Approvals Act 2024
GRFL	Golden Ridge Farm Limited
GRPL	Golden Ridge Park Limited
HEA	Hydrogeological Effects Assessment
HNZPT	Heritage New Zealand Pouhere Taonga
Mana Whenua	Ngaati Wairere, Ngaati Maahanga, Ngaati Tamainupoo, Ngaati Hauaa, Ngaati Koroki-Kahukura, and Ngaati Apakura
NTU	Nephelometric Turbidity Unit
RMA	Resource Management Act 1991
Site	49A and 49B Saxbys Road (legal descriptions per Section 2.2)
SMP	Stormwater Management Plan
SQEP	Suitably Qualified and Experienced Person/Professional
WDC	Waipā District Council
WGA	Wallbridge Gilbert Aztec
WRC	Waikato Regional Council

WRP	Waikato Regional Plan
WWPS	Wastewater Pump Station
the Consent Holder	Golden Ridge Farm Limited and Golden Ridge Park Limited

2.2 Consent Particulars Table

Resource Consent:	XX
Grants to:	Golden Ridge Farm Limited and Golden Ridge Park Limited
Commencement date:	XX
Lapse date:	Ten (10) years from the date of commencement unless it has been given effect to, surrendered, or cancelled at an earlier date.
Location:	49A and 49B Saxbys Road. Legal descriptions: Part Lot 2 DP 25668 and Part Lot 1 DP 25668 (33.64 ha); Lot 2 DP 589463 (22.2086 ha); Part Lot 1 DP 25668 (26.4563 ha); Lot 3 DP 394366 and Lot 1 DP South Auckland 51518 (7.58 ha).
Receiving environment:	Mangakōtukutuku Stream and associated drains
Authorised activity:	Diversion and discharge of stormwater from residential lots, roads, reserves, and associated impervious surfaces as described in the certified SMP and the application documents.

2.3 General Conditions

- (1) The activities authorised by this consent must be undertaken in general accordance with the information and plans submitted by the Consent Holder in support of the consent application. In the event of a conflict between the application documents and the conditions of this consent, the conditions shall prevail.
- (2) A copy of this consent and the certified SMP must be kept on Site at all times that works are being undertaken and must be produced without unreasonable delay upon request from a WRC officer or agent.
- (3) The Consent Holder must be responsible for all contracted operations and must ensure contractors are made aware of the conditions of this consent and ensure compliance.
- (4) Any reference in these conditions to a New Zealand Standard or guideline document includes any later version that amends or replaces it.
- (5) The Consent Holder must advise WRC in writing at least five (5) working days prior to the commencement of any stormwater infrastructure construction on the Site.

2.4 Fees & Charges

- (6) The Consent Holder must pay to WRC 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.

2.5 Consent Lapse

- (7) This consent shall lapse ten (10) years from the date of commencement unless it has been given effect to, surrendered, or cancelled at an earlier date.

2.6 Review

- (8) WRC may at any time serve notice on the Consent Holder under Section 128(1) of the RMA of its intention to review the conditions of this consent for any reason specified in Section 128(1), including where monitoring shows that the conditions of this consent are not achieving the environmental outcomes intended.

2.7 Mana Whenua and Cultural

- (9) At least twenty (20) working days prior to commencement of any stormwater infrastructure construction, the Consent Holder must give written notice to Mana Whenua of the proposed activities.
- (10) If any archaeological sites, artefacts, taonga, or material of cultural significance is discovered during works, all works must cease immediately in the affected area, and the Consent Holder must notify WRC, HNZPT, and Mana Whenua within 24 hours. Works must not resume until authorised.

2.8 Pre-Commencement Requirements

- (11) No stormwater infrastructure may be constructed and no stormwater may be discharged from any stage of the development until a Stormwater Management Plan (SMP) for that stage has been submitted to WRC and certified.
- (12) The SMP must be prepared by a CPEng or SQEP with relevant experience in stormwater management, and must be consistent with WRC guidelines and good industry practice. The SMP must address:
 - (a) stormwater quality and quantity management for the construction and operational phases of the development;
 - (b) the location, design, and capacity of all stormwater management devices (including detention ponds, swales, rain gardens, vegetated filter strips, and any other treatment devices);
 - (c) the management of clean and dirty water during construction;
 - (d) the location of all discharge points and the receiving environment at each point;
 - (e) post-development peak flow attenuation to no greater than pre-development levels for the design storm events specified in Condition 20;

- (f) monitoring and maintenance requirements for all stormwater management devices; and
 - (g) riparian planting and other ecological enhancement measures at discharge points.
- (13) An updated SMP must be submitted and certified before commencing stormwater infrastructure for each subsequent stage. The SMP must be updated to reflect the design of that stage.
- (14) The Consent Holder must hold a pre-construction meeting with WRC before commencing stormwater infrastructure works. The meeting must be held not less than five (5) working days before commencement.

2.9 Construction Phase Stormwater Management

- (15) During construction, stormwater from any active earthworks area must be managed as dirty water and directed to sediment retention facilities in accordance with the certified ESCMP (Part D) before any discharge from the Site.
- (16) No sediment-laden stormwater from the construction site may be discharged to any waterway. The Consent Holder must install and maintain all erosion and sediment controls required by the ESCMP before any earthworks or construction commence.
- (17) All construction-phase discharge must comply with the turbidity limits specified in Part D (Condition XX) of this Conditions Set.
- (18) As impervious surfaces are formed and buildings are constructed in each stage, the Consent Holder must progressively connect stormwater to the certified stormwater management system. Temporary stormwater management measures must be in place before permanent infrastructure is completed.

2.10 Operational Stormwater Management

- (19) All stormwater from the completed development (including runoff from residential roofs, roads, footpaths, and other impervious surfaces) must be managed and discharged in accordance with the certified SMP and the conditions of this consent.
- (20) Post-development peak flows at the point of discharge to the receiving environment must not exceed pre-development peak flows for the following storm events:
- (a) the 2-year ARI and 10-year ARI events; and
 - (b) the 100-year ARI event including climate change, attenuated to no more than 80% of the pre-development peak flow.
- (21) All stormwater management devices (including detention ponds, swales, rain gardens, and vegetated filter strips) must be designed, constructed, and operated to:
- (a) attenuate peak flows to the levels required by Condition 20;
 - (b) remove suspended solids, nutrients, and other contaminants from stormwater before discharge;
 - (c) provide safe public access where located in publicly accessible areas; and
 - (d) integrate with the open space and reserve network where practicable.

- (22) Stormwater must not be discharged to any waterway in a manner that causes scour, bank erosion, or habitat disturbance. Energy dissipation devices must be provided at all discharge points where required by the SMP.
- (23) No stormwater from the development may be discharged in a manner that causes:
 - (e) the turbidity of any receiving waterway to exceed XX NTU measured at the downstream edge of the mixing zone;
 - (a) a persistent visual plume, discolouration, or foam in any waterway;
 - (b) any visible contaminant sheen on any waterway; or
 - (c) any adverse effect on aquatic ecology in any receiving waterway.
- (24) All stormwater management devices must be maintained in good working order at all times. Maintenance requirements are:
 - (a) for WDC-vested devices: in accordance with WDC's maintenance programme;
 - (b) for private devices: in accordance with the consent notice conditions on the relevant lots (Part C, Section 3.18) and the maintenance requirements specified in the SMP.
- (25) Riparian planting at all stormwater discharge points must be established and maintained in accordance with the certified Landscape Plan required by Condition XX of Part B to filter discharge and enhance ecological values at discharge points.

2.11 Prohibited Discharges

- (26) No wastewater, trade waste, contaminated groundwater, or other contaminated liquid may be discharged to the stormwater network or to any waterway. The stormwater network is for the conveyance and management of stormwater only.
- (27) The Consent Holder must notify WRC immediately if any prohibited discharge to the stormwater network is suspected or identified.
- (28) All connections from residential lots to the stormwater network must be for stormwater only. The Consent Holder must confirm to WDC and WRC that the stormwater and wastewater systems are completely separated before any lots are offered for sale or occupation.

2.12 Monitoring

- (29) The Consent Holder must monitor the performance of all stormwater management devices on an annual basis during the construction period and for XX years after practical completion of the development. Monitoring must include: assessment of device condition and maintenance needs; water quality sampling at key discharge points; and assessment of receiving waterway condition.
- (30) Water quality monitoring must be carried out at XX and must include: turbidity, pH, dissolved oxygen, temperature, and XX. Monitoring must be carried out at least XX times per year.
- (31) Monitoring results must be provided to WRC within XX working days of each monitoring event.

- (32) If any monitoring result indicates that the performance standards in Condition 23 are being exceeded, the Consent Holder must investigate the cause and report to WRC within five (5) working days with proposed remediation measures.

2.13 Completion

- (33) Upon completion of all stormwater infrastructure for each stage, the Consent Holder must provide WRC and WDC with as-built drawings showing: the location, dimensions, and invert levels of all stormwater management devices; the location of all discharge points; and the extent of riparian planting at discharge points.
- (34) WRC must inspect all completed stormwater management devices before the devices are accepted for ongoing operation. The Consent Holder must remedy any defects identified within 30 working days.
- (35) As-built drawings must be submitted to WRC in electronic format within three (3) months of completion of each stage's stormwater works.

2.14 Reporting

- (36) Within three (3) months of completing all stormwater infrastructure for each stage, the Consent Holder must submit a Stage Stormwater Completion Report to WRC confirming: all stormwater infrastructure for the stage has been completed in accordance with the certified SMP; all performance standards are being achieved; as-built plans have been submitted; and all maintenance arrangements are in place.

2.15 Hydrogeological Management

General accordance

- (37) All stormwater wetland construction, wastewater pump station construction, wastewater pipeline trenching, temporary dewatering, groundwater diversion and groundwater discharge activities must be undertaken generally in accordance with the Hydrogeological Effects Assessment prepared for the SL1 Residential Development by WGA, reference WGA242463-RP-HG-0003_A (the Hydrogeological Effects Assessment), and any subsequent certified management plan required by these conditions.

1.0 Part I - WRC NES-FM Wetlands Consent

1.1 Conditions Set Overview

This consent authorises the disturbance, modification, and/or reclamation of wetlands on or adjacent to the SL1 Residential South site at 49A and 49B Saxbys Road, in accordance with the National Environmental Standards for Freshwater Management 2020 (NES-FM). Authorised activities include the disturbance of wetland areas required for the construction of 938 residential lots across five (5) stages, including earthworks, drainage modifications, and associated works. The Site comprises five existing land parcels, legally described as Part Lot 2 DP 25668 and Part Lot 1 DP 25668 (33.64 ha), Lot 2 DP 589463 (22.2086 ha), Part Lot 1 DP 25668 (26.4563 ha), and Lot 3 DP 394366 and Lot 1 DP South Auckland 51518 (7.58 ha). The wetlands affected are shown in the EclA.

This consent must be read in conjunction with:

- Part A – Waipā DC Land Use Consent (Contaminated Land / NES:CS)
- Part B – Waipā DC Land Use Consent
- Part C – Waipā DC Subdivision Consent
- Part CO – Waipā DC Day 0 Subdivision Consent
- Part D – WRC Land Disturbance Consent
- Part E – WRC Water Permit (Diversion of Catchment Tributaries)
- Part F – WRC Groundwater Diversion and Discharge
- Part G – WRC Water Permit (Temporary Groundwater Take)
- Part H – WRC Stormwater Diversion and Discharge
- **Part I – WRC NES-FM Wetlands Consent**
- Part J – Wildlife Act Authority
- Part K – WRC Riverbed Disturbance
- Part L - WRC NES-FM Reclamation Consent* (Refer to Section 4.0 – Volume 2).

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2.1 Abbreviations and Definitions

In these conditions, unless the context otherwise requires, the following abbreviations have the meanings set out below:

Abbreviation	Definition
AEE	Assessment of Environmental Effects
CIA	Cultural Impact Assessment
CPEng	Chartered Professional Engineer
CWDMP	Compensation Wetland Design and Management Plan
DMP	Dewatering Management Plan
EPA	Environmental Protection Authority
ESCMP	Erosion and Sediment Control Management Plan
FTAA	Fast-track Approvals Act 2024
GRFL	Golden Ridge Farm Limited
GRPL	Golden Ridge Park Limited
HEA	Hydrogeological Effects Assessment
HNZPT	Heritage New Zealand Pouhere Taonga
Mana Whenua	Ngaati Wairere, Ngaati Maahanga, Ngaati Tamainupoo, Ngaati Hauaa, Ngaati Koroki-Kahukura, and Ngaati Apakura
NES-FM	National Environmental Standards for Freshwater Management 2020
RMA	Resource Management Act 1991
Site	49A and 49B Saxbys Road (legal descriptions per Section 2.2)
SQEP	Suitably Qualified and Experienced Person/Professional
WGA	Wallbridge Gilbert Aztec
WMP	Wetland Management Plan
WRC	Waikato Regional Council
WRP	Waikato Regional Plan

WWPS	Wastewater Pump Station
the Consent Holder	Golden Ridge Farm Limited and Golden Ridge Park Limited

2.2 Consent Particulars Table

Resource Consent:	XX
Grants to:	Golden Ridge Farm Limited and Golden Ridge Park Limited
Commencement date:	XX
Lapse date:	Ten (10) years from the date of commencement unless it has been given effect to, surrendered, or cancelled at an earlier date.
Location:	49A and 49B Saxbys Road. Legal descriptions: Part Lot 2 DP 25668 and Part Lot 1 DP 25668 (33.64 ha); Lot 2 DP 589463 (22.2086 ha); Part Lot 1 DP 25668 (26.4563 ha); Lot 3 DP 394366 and Lot 1 DP South Auckland 51518 (7.58 ha).
Authorised wetland disturbance:	Reclamation of Wetland A, a pasture wetland of approximately 285 m ² . The floodplain wetland of approximately 50 m ² associated with the Mangakōtukutuku Stream is retained and protected.
Total area of disturbance:	Approximately 285 m ² (0.0285 ha)

2.3 General Conditions

- (1) The activities authorised by this consent must be undertaken in general accordance with the information and plans submitted by the Consent Holder in support of the consent application. In the event of a conflict between the application documents and the conditions of this consent, the conditions shall prevail.
- (2) A copy of this consent and the certified WMP must be kept on Site at all times that works are being undertaken and must be produced without unreasonable delay upon request from a WRC officer or agent.
- (3) The Consent Holder must be responsible for all contracted operations and must ensure contractors are made aware of the conditions of this consent and ensure compliance.
- (4) Any reference in these conditions to a New Zealand Standard or guideline document includes any later version that amends or replaces it.
- (5) The Consent Holder must advise WRC in writing at least five (5) working days prior to commencement of any works within or adjacent to any wetland on the Site.

2.4 Fees & Charges

- (6) The Consent Holder must pay to WRC 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.

2.5 Consent Lapse

- (7) This consent shall lapse ten (10) years from the date of commencement unless it has been given effect to, surrendered, or cancelled at an earlier date.

2.6 Review

- (8) WRC may at any time serve notice on the Consent Holder under Section 128(1) of the RMA of its intention to review the conditions of this consent for any reason specified in Section 128(1), including where monitoring shows that the conditions of this consent are not achieving the environmental outcomes intended.

2.7 Mana Whenua and Cultural

- (9) At least twenty (20) working days prior to commencement of any works within or adjacent to any wetland on the Site, the Consent Holder must give written notice to Mana Whenua of the proposed activities.
- (10) Mana Whenua must be invited to provide cultural monitoring during any works within or adjacent to any wetland or area of cultural significance identified in the CIA.
- (11) If any archaeological sites, artefacts, taonga, or material of cultural significance is discovered during works, all works must cease immediately in the affected area, and the Consent Holder must notify WRC, HNZPT, and Mana Whenua within 24 hours. Works must not resume until authorised.
- (12) If kōiwi tangata (human skeletal remains) are uncovered, works must cease within 20 m of the discovery, and the Consent Holder must notify the New Zealand Police, Mana Whenua, HNZPT, and WRC within 24 hours. Works must not resume until authorised.

2.8 Pre-Commencement Requirements

- (13) No works may commence within or adjacent to any wetland until the Consent Holder has submitted a Wetland Management Plan (WMP) to WRC and WRC has certified the WMP.
- (14) The WMP must be prepared by a suitably qualified ecologist and must include:
- (a) a detailed description and map of all wetlands on the Site, including those authorised for disturbance and those to be protected;
 - (b) a description of the ecological values of each wetland;
 - (c) the proposed method and staging of wetland disturbance;
 - (d) measures to protect wetlands not authorised for disturbance;
 - (e) the proposed wetland compensation or offset measures required by Conditions 27 to 31;

- (f) monitoring requirements for all protected and restored wetlands; and
 - (g) contingency measures.
- (15) No works may commence within or adjacent to any wetland until the certified ESCMP for the relevant stage (Part D) specifically addresses the protection of wetland not authorised for disturbance.
- (16) The Consent Holder must hold a pre-construction meeting with WRC and the suitably qualified ecologist before commencing any works within or adjacent to any wetland. The meeting must be held not less than five (5) working days before commencement.
- (17) Before commencing any works within or adjacent to any wetland, the Consent Holder must install exclusion fencing or other protective measures around all wetlands not authorised for disturbance. Protective measures must be inspected and maintained throughout the construction period.

2.9 Authorised Wetland Disturbance

- (18) The Consent Holder may only disturb the specific wetlands identified in Section 2.2. No wetland disturbance beyond the areas described in Section 2.2 is authorised without further consent from WRC.
- (19) Wetland disturbance must be carried out in accordance with the certified WMP and staged in accordance with the development staging plan required by Condition XX of Part B.
- (20) The total area of wetland disturbance must not exceed the area specified in Section 2.2. If it appears that additional wetland area may be affected, works must cease immediately and WRC must be notified.
- (21) Any vegetation removed from an authorised disturbance area must be managed and disposed of in a manner that does not introduce wetland weeds to other parts of the Site or the receiving environment.

2.10 Protection of Undisturbed Wetlands

- (22) All wetlands that are not authorised for disturbance must be protected during construction. Protection measures must include:
- (h) exclusion fencing of at least XX m from the boundary of the protected wetland;
 - (i) management of earthworks and surface runoff to prevent sediment, fill, or contaminants entering the protected wetland; and
 - (a) regular inspection by the suitably qualified ecologist to confirm no unintended disturbance has occurred.
- (23) No machinery may operate within 10 m of the protected wetland boundary without WRC's prior written approval.
- (24) If any unintended disturbance to a protected wetland occurs, works in the affected area must cease immediately, WRC must be notified within 24 hours, and a remediation plan must be submitted to WRC within five (5) working days.

- (25) No fill, earthworks, stormwater, or other material may be directed towards any protected wetland during or after construction without WRC's prior written approval.

2.11 Wetland Compensation and Offsets

- (26) In accordance with the NES-FM and the conditions of this consent, the Consent Holder must provide compensation for the authorised wetland disturbance by enhancing approximately 348 m² of palustrine wetland habitat within the Mangakōtutuku Stream reserve on the Site. The enhanced wetland must be designed to support indigenous wetland flora and fauna communities, must maintain wetland functional values, and must achieve a minimum of 90% indigenous wetland vegetation cover within five (5) years of planting, in accordance with the Wetland Management Plan conditions of this consent.
- (27) The compensation wetland must be designed and constructed in accordance with:
- (a) a Compensation Wetland Design and Management Plan (CWDMP) prepared by a suitably qualified ecologist and certified by WRC before compensation works commence;
 - (b) WRC guidelines for wetland creation and restoration; and
 - (c) the conditions of this consent.
- (28) The CWDMP must include:
- (a) detailed design drawings for all compensation wetlands;
 - (b) proposed planting species, densities, and sources (preferably locally sourced native species);
 - (c) a management and maintenance programme for at least five (5) years after establishment;
 - (d) performance targets for ecological condition to be met within five (5) years of establishment; and
 - (e) remediation actions if performance targets are not met.
- (29) Compensation wetlands must be established before or concurrently with the disturbance of the relevant authorised wetland area, unless WRC gives prior written approval for a different timing.
- (30) No authorised wetland disturbance may commence until WRC has certified the CWDMP and confirmed in writing that the proposed compensation is appropriate.

2.12 Monitoring

- (31) The suitably qualified ecologist must monitor all compensation and protected wetlands at least annually for five (5) years after establishment or disturbance.
- Annual monitoring must assess:
- (a) vegetation cover and species composition;
 - (b) hydrology;
 - (c) wildlife use;

- (d) weed and pest status;
 - (e) and progress against CWDMP performance targets.
- (32) Annual monitoring reports must be submitted to WRC within three (3) months of each monitoring event and must include findings, an assessment of progress against targets, photographs, and recommended management actions.
- (33) If performance targets for compensation wetlands are not being achieved, the Consent Holder must notify WRC within 10 working days, submit a remediation plan within 20 working days, and implement the plan within the timeframe agreed with WRC.

2.13 Weed and Pest Management

- (34) The Consent Holder must control all invasive weeds (including species listed in the Waikato Regional Pest Management Plan) in all compensation and protected wetlands throughout the monitoring period, in accordance with the CWDMP.
- (35) Pest animals that may damage protected or compensation wetlands must be controlled in accordance with the CWDMP.

2.14 Completion

- (36) Upon completion of all authorised wetland disturbance works, the Consent Holder must notify WRC and provide a Wetland Disturbance Completion Report confirming: the area of wetland disturbed (ha); the area of compensation wetland established (ha); the condition of compensation and protected wetlands; and compliance with all conditions applicable to the disturbance works.
- (37) As-built drawings for all compensation wetlands must be submitted to WRC within three (3) months of the completion of compensation works.

2.15 Wetland Management Plan

Certification and implementation of Wetland Management Plan

- (38) Prior to the reclamation of Wetland A, earthworks within the Mangakōtukutuku Stream reserve, or commencement of any wetland enhancement works, the consent holder must submit a final Wetland Management Plan to Waikato Regional Council for certification.

The Wetland Management Plan must be generally in accordance with the draft Wetland Management Plan prepared by Ecological Solutions Limited, titled SL1 Residential South Development Wetland Management Plan, dated August 2026, and must include, as a minimum:

- (a) the final design and location of the created wetland;
- (b) methods for creating suitable wetland hydrology, including excavation to groundwater level and construction of battered slopes;
- (c) wetland depth zones to provide for fluctuating water levels and a diversity of wetland conditions;
- (d) the wetland planting plan, including species, grades, spacing and planting densities;

- (e) pest plant control methods;
- (f) pest animal control methods;
- (g) replacement planting requirements;
- (h) monitoring methods and performance targets;
- (i) long-term protection measures, including covenanting or other protective mechanism; and
- (j) reporting and closure requirements.

All wetland creation, planting, maintenance, pest control and monitoring must be undertaken in accordance with the certified Wetland Management Plan.

Wetland enhancement area

- (39) Prior to, or concurrently with, the reclamation of Wetland A, the consent holder must enhance approximately 348 m² of palustrine wetland habitat within the Mangakōtukutuku Stream reserve.

The enhanced wetland must be designed to support indigenous wetland flora and fauna communities and maintain wetland functional values.

Wetland hydrology and formation

- (40) The enhanced wetland must be formed by:
- (a) excavation to groundwater level, where required;
 - (b) construction of battered slopes;
 - (c) creation of varied wetland depths to account for fluctuating seasonal water levels;
 - (d) formation of wetland margins suitable for indigenous wetland vegetation; and
 - (e) any other works required to establish hydrological conditions capable of sustaining wetland vegetation communities.

The final wetland formation must be confirmed by a suitably qualified and experienced ecologist prior to planting.

Wetland enhancement planting

- (41) The consent holder must plant the created wetland and wetland margins with indigenous, eco-sourced wetland species suitable for the Waikato ecological district.

The planting must be generally consistent with the species mix and planting zones set out in the certified Wetland Management Plan and must include, where appropriate:

- (a) pūrei / *Carex secta*;
- (b) cutty grass / *Carex geminata*;
- (c) giant umbrella sedge / *Cyperus ustulatus*;
- (d) sharp spike sedge / *Eleocharis acuta*;
- (e) jointed twig rush / *Machaerina articulata*;
- (f) harakeke / *Phormium tenax*;

- (g) tī kōuka / cabbage tree / *Cordyline australis*;
- (h) swamp coprosma / *Coprosma tenuicaulis*;
- (i) mingimingi / *Coprosma propinqua*; and
- (j) kaikōmako / *Pennantia corymbosa*.

Timing of planting

- (42) Wetland planting must be undertaken during the first practicable planting season following completion of wetland formation works, unless otherwise agreed in writing by Waikato Regional Council.

Planting performance target

- (43) The created wetland must achieve a minimum of 90% indigenous wetland vegetation cover within five years of planting.

Any dead, diseased, damaged or failed plants must be replaced during the next practicable planting season to ensure the 90% cover target is achieved.

Pest plant control

- (44) The consent holder must implement pest plant control within the created wetland and wetland margins for a minimum period of five years following planting.

Pest plant control must target pest plants listed in the National Pest Plant Accord, the Waikato Regional Pest Management Plan 2022–2032, and relevant Department of Conservation environmental weed guidance, including any willow, small-leaved privet and Japanese honeysuckle present within the management area.

Pest plant control must be undertaken using best-practice methods to reduce pest plants to low densities and prevent flowering or fruiting individuals from establishing.

Herbicide use

- (45) Any herbicide application must be undertaken by a suitably experienced and Growsafe-certified contractor.

Herbicide use, including transport, storage, mixing, application and disposal, must comply with NZS 8409:2004 Management of Agrichemicals and all relevant statutory requirements.

Where herbicide is used near waterways:

- (a) herbicide must be selected to minimise adverse effects on aquatic life;
- (b) herbicide mixes must not be prepared in locations where accidental spillage could enter a watercourse or wetland;
- (c) herbicide must only be applied during suitable weather conditions, including low wind and sufficient dry weather for efficacy;
- (d) spray marker dye must be added to spray solutions where practicable; and
- (e) all reasonable measures must be taken to avoid spray drift and effects on non-target vegetation, bees and aquatic environments.

Pest animal control

- (46) The consent holder must implement a pest animal control programme within and adjacent to the created wetland for a minimum period of five years following planting.

The pest animal control programme must be designed to reduce browsing and predation pressure on native flora and fauna and must include, as appropriate:

- (a) Philproof bait stations;
- (b) Goodnature pest animal stations; or
- (c) alternative methods approved by a suitably qualified and experienced ecologist.

Pest control station management

- (47) Pest control stations must be installed and maintained in accordance with the manufacturer's instructions.

The location of each station must be marked and recorded using GPS coordinates.

Stations must be positioned to minimise risk to pets, children and non-target species.

Goodnature lure and CO₂ canisters must be replaced every 3–6 months, or more frequently if required by the manufacturer's instructions or monitoring results.

Wetland monitoring

- (48) The consent holder must monitor the created wetland for a minimum period of five years following planting.

Monitoring must be undertaken by a suitably qualified and experienced ecologist and must include, as a minimum:

- (a) wetland hydrology and water levels;
- (b) substrate condition;
- (c) plant survival and plant cover;
- (d) indigenous wetland vegetation cover;
- (e) pest plant presence and control effectiveness;
- (f) pest animal control outcomes;
- (g) wetland condition using an appropriate wetland monitoring method, such as the Handbook for Monitoring Wetland Condition; and
- (h) whether the created wetland is achieving the objectives of the certified Wetland Management Plan.

Monitoring frequency

- (49) Monitoring must be undertaken at least annually for five years following planting, and more frequently if required by the certified Wetland Management Plan or by the project ecologist to address failed planting, pest plant reinvasion, pest animal damage, or hydrological issues.

Corrective actions

- (50) If monitoring identifies that the created wetland is not achieving the objectives or performance targets of the certified Wetland Management Plan, the consent holder must implement corrective actions as soon as practicable.

Corrective actions may include:

- (a) replacement planting;
- (b) additional pest plant control;
- (c) additional pest animal control;
- (d) remedial earthworks or hydrological adjustments;
- (e) additional monitoring; or
- (f) other measures recommended by a suitably qualified and experienced ecologist.

Legal protection of created wetland

- (51) The consent holder must legally protect the created wetland habitat and restored native vegetation communities in perpetuity by way of a protective covenant, consent notice, encumbrance, or other legal mechanism approved by Waikato Regional Council.

The legal protection mechanism must be registered prior to issue of titles for the relevant stage of subdivision, or at another timing approved by Waikato Regional Council.

The mechanism must restrict activities that would compromise the ecological function, hydrology, indigenous vegetation, or wetland values of the created wetland.

Wetland monitoring reports

- (52) The consent holder must submit annual wetland monitoring reports to Waikato Regional Council for the five-year monitoring period.

Each monitoring report must include:

- (a) monitoring date and personnel;
- (b) wetland hydrology and water level observations;
- (c) plant survival and indigenous vegetation cover;
- (d) pest plant species present and control undertaken;
- (e) pest animal control results;
- (f) replacement planting undertaken or required;
- (g) photographs from fixed photo points;
- (h) assessment against the 90% indigenous wetland vegetation cover target;
- (i) any issues identified; and
- (j) recommended corrective actions.

Weed control records

- (53) The consent holder must maintain records of all weed control undertaken within the wetland management area.

Records must include:

- (a) date of weed control;
- (b) target species;
- (c) control method used;
- (d) herbicide used, if any;
- (e) location and extent of control;
- (f) contractor details; and
- (g) follow-up actions required.

These records must be included in the annual wetland monitoring reports.

Closure report

- (54) Following five years of continuous pest plant and pest animal control, and once the created wetland has achieved a minimum 90% cover of indigenous wetland vegetation, the consent holder may submit a wetland management closure report to Waikato Regional Council.

The closure report must be prepared by a suitably qualified and experienced ecologist and must demonstrate that:

- (a) approximately 348 m² of wetland habitat has been created;
- (b) suitable wetland hydrology has been established and maintained;
- (c) indigenous wetland vegetation communities have been restored;
- (d) the 90% indigenous wetland vegetation cover target has been achieved;
- (e) pest plant and pest animal control has been completed for five years;
- (f) any required replacement planting or corrective actions have been completed; and
- (g) the created wetland has been legally protected in perpetuity.

Wetland management obligations may only be considered complete once Waikato Regional Council has confirmed in writing that the closure report is satisfactory.

1.0 Part J - Wildlife Act Approval (FTAA)

1.1 Conditions Set Overview

These conditions apply to the Wildlife Act approval sought under the Fast-track Approvals Act 2024 for SL1 Residential South. The approval authorises lizard salvage, handling, relocation and any incidental mortality that may occur during implementation of the Lizard Management Plan.

This approval must be read in conjunction with:

- Part A – Waipā DC Land Use Consent (Contaminated Land / NES:CS)
- Part B – Waipā DC Land Use Consent
- Part C – Waipā DC Subdivision Consent
- Part CO – Waipā DC Day 0 Subdivision Consent
- Part D – WRC Land Disturbance Consent
- Part E – WRC Water Permit (Diversion of Catchment Tributaries)
- Part F – WRC Groundwater Diversion and Discharge
- Part G – WRC Water Permit (Temporary Groundwater Take)
- Part H – WRC Stormwater Diversion and Discharge
- Part I – WRC NES-FM Wetlands Consent
- **Part J – Wildlife Act Approval (FTAA)**
- Part K – WRC Riverbed Disturbance
- Part L - WRC NES-FM Reclamation Consent* (Refer to Section 4.0 – Volume 2).

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2.1 Abbreviations and Definitions

In these conditions, unless the context otherwise requires, the following abbreviations have the meanings set out below:

Abbreviation/ Term	Definition
Authority Holder	The holder of the Wildlife Act approval granted under the Fast-track Approvals Act 2024.
Authorised Activity	Lizard salvage, handling, temporary containment, relocation, release and associated habitat enhancement, as authorised by this approval.
Authorised Personnel	The suitably qualified and authorised herpetologist(s) and any persons working under their direct supervision.
DOC	Department of Conservation.
FTAA	Fast-track Approvals Act 2024.
Grantor	The person or entity exercising the relevant statutory authority for the Wildlife Act approval.
LMP	Lizard Management Plan.
Site	SL1 Residential South.

2.2 Consent Particulars Table

Approval:	Wildlife Act Approval (FTAA)
Grants to:	Golden Ridge Farm Limited and Golden Ridge Park Limited
Commencement date:	[Insert commencement date]
Lapse date:	[Insert lapse date]
Location:	49B and 129 Saxbys Road, Deanwell

2.3 General conditions

- (1) The Authorised Activity must be undertaken in accordance with the application material submitted for the SL1 Residential South development, including the document titled Southern Links Residential Development: Lizard Management Plan, prepared by Ecological Solutions, issued 23 February 2026, and any subsequent version certified or approved under these conditions.
- (2) The Authority Holder must ensure that current best practice is followed when undertaking the Authorised Activity. Best practice includes the Department of Conservation's current

guidance for lizard salvage and transfer in New Zealand, including Key principles for lizard salvage and transfer in New Zealand (2019), and the lizard salvage methods set out in the LMP.

- (3) If required in writing by the Grantor, the Authority Holder must make improvements to the techniques used for catching, handling, temporary containment, releasing, preserving or storing lizards, and must take any other reasonable steps directed by the Grantor to manage effects on indigenous lizards.
- (4) Wildlife subject to this approval must not be transferred to any other person except as provided for in this approval. This restriction applies to live or dead indigenous lizards, any part of an indigenous lizard, and any eggs or progeny.
- (5) The Grantor may review and vary the conditions of this approval if the conditions are breached or if review is otherwise required to address the effects of the Authorised Activity.

2.4 Lizard mitigation conditions

- (6) The Authority Holder is only authorised to release indigenous lizards using the methods described in the LMP.
- (7) The Authorised Activity must be undertaken in accordance with the LMP, including the methods relating to:
 - (a) site demarcation before lizard salvage activities;
 - (b) pre-clearance capture of native lizards within the development footprint from identified lizard habitat areas;
 - (c) pre-vegetation clearance systematic manual habitat searches;
 - (d) vegetation clearance supervision and machine-assisted searches where required;
 - (e) lizard handling and temporary containment;
 - (f) recording of morphometric and geospatial information;
 - (g) release at Waiwhakareke Natural Heritage Park, or Te Miro Reserve if required as a secondary release site;
 - (h) habitat enhancement, including eco-stack construction; and
 - (i) reporting and closure.
- (8) The Authority Holder must implement the contingencies and adaptive management measures set out in the LMP to ensure adequate mitigation of effects on indigenous lizards is achieved.
- (9) DOC Operations Manager(s) [insert name and contact details] must be contacted immediately for further advice if wildlife other than the species authorised by this approval is located within the footprint of the development or within the release site. A separate authorisation may be required before any non-authorised species is captured, handled, injured, killed or relocated.

2.5 Lizard capture and handling

- (10) Lizards must only be handled by Authorised Personnel [insert names from Schedule 1], or by persons acting under the direct supervision of Authorised Personnel.
- (11) Lizard capture, handling and relocation must be undertaken between 1 October and 30 April, unless otherwise approved in writing by the Grantor.
- (12) Capture and handling of lizards must involve only techniques that minimise the risk of infection, injury, stress or death.
- (13) Capture and handling methods must follow the methods set out in the LMP and, where relevant, the Department of Conservation's Herpetofauna inventory and monitoring toolbox.
- (14) The Authority Holder must ensure that all live capture traps, if used, are covered to protect lizards from exposure and minimise stress. Damp leaf litter or other suitable material must be provided to reduce desiccation risk, and pitfall traps must be perforated to allow drainage.
- (15) The Authority Holder must ensure that all live capture traps, including pitfall traps and G-minnow traps where used, are checked at least every 24 hours.
- (16) The Authority Holder must sterilise any instruments that come into contact with lizards, or are used to collect or measure lizards, between each location. A separate holding bag must be used for each animal. All gear must be thoroughly cleaned and dried between sites.
- (17) The Authority Holder must ensure that lizards are temporarily held individually in a suitable container, such as a breathable cloth bag or ventilated containment box, and held out of direct sunlight to minimise the risk of overheating, stress or death.
- (18) The Authority Holder must adhere to current best practice hygiene protocols when undertaking the Authorised Activity.

2.6 Injury or death of lizards associated with salvage activities

- (19) If any lizard dies while being handled or held by the Authority Holder during the Authorised Activity, the Authority Holder must:
 - (a) inform the Grantor within 48 hours;
 - (b) chill the body if it can be delivered within 72 hours, or freeze the body if delivery will take longer than 72 hours;
 - (c) send the body to Massey University Wildlife Post Mortem Service for necropsy, unless otherwise agreed with the Grantor;
 - (d) pay any costs incurred in investigating the death of the lizard; and
 - (e) if required by the Grantor, cease the Authorised Activity for a period determined by the Grantor.
 - (f) where burial of a deceased lizard is approved by mana whenua, the Authority Holder may bury the lizard at a location and in a manner agreed with mana whenua and the Grantor, in which case the requirements of paragraphs (b) and (c) do not apply.

- (20) If any lizard is found injured as part of the Authorised Activity, the Authority Holder must contact the Authorised Personnel listed in Schedule 1 to obtain advice on management of the lizard. The Authority Holder is authorised to euthanise an injured lizard only on the recommendation of the Authorised Personnel or a veterinarian.
- (21) If a Threatened or At Risk lizard species is injured or killed, the Authority Holder must notify DOC as soon as practicable and must not resume works in the affected area until DOC has provided advice or confirmed that works may recommence.

2.7 Lizard salvage reporting

- (22) The Authority Holder must submit a written report to the DOC Operations Manager [insert office and address] by 30 June each year for the life of this approval, or at any other time required by the Grantor. The report must summarise the outcomes of the Authorised Activity in accordance with the LMP.
- (23) Each report required by Condition 22 must include:
 - (a) the permission number;
 - (b) the species and number of any lizards collected and released;
 - (c) the GPS location, or a detailed map, of the collection point(s) and release point(s);
 - (d) results of all surveys, monitoring or research;
 - (e) a description of how the LMP was implemented;
 - (f) any difficulties encountered with capture and handling;
 - (g) how release sites were assessed;
 - (h) post-release monitoring undertaken, if any; and
 - (i) any contingency actions required.
- (24) Completed Amphibian and Reptile Distribution System (ARDS) cards for all herpetofauna sightings and captures must be sent to Herpetofauna, Department of Conservation, National Office, PO Box 10420, Wellington 6143, or herpetofauna@doc.govt.nz.

1.0 Part K - WRC Riverbed Disturbance

1.1 Conditions Set Overview

This consent authorises the reclamation (riverbed disturbance) of catchment tributaries on or adjacent to the SL1 Residential South site at 49A and 49B Saxbys Road, including reclamation of watercourse for development works associated with the construction of 938 residential lots across five (5) stages. The Site comprises five existing land parcels, legally described as Part Lot 2 DP 25668 and Part Lot 1 DP 25668 (33.64 ha), Lot 2 DP 589463 (22.2086 ha), Part Lot 1 DP 25668 (26.4563 ha), and Lot 3 DP 394366 and Lot 1 DP South Auckland 51518 (7.58 ha). The watercourses affected are shown in the EclA, and identified as Drains C, E, F and G.

This consent must be read in conjunction with:

- Part A – Waipā DC Land Use Consent (Contaminated Land / NES:CS)
- Part B – Waipā DC Land Use Consent
- Part C – Waipā DC Subdivision Consent
- Part CO – Waipā DC Day 0 Subdivision Consent
- Part D – WRC Land Disturbance Consent
- Part E – WRC Water Permit (Diversion of Catchment Tributaries)
- Part F – WRC Groundwater Diversion and Discharge
- Part G – WRC Water Permit (Temporary Groundwater Take)
- Part H – WRC Stormwater Diversion and Discharge
- Part I – WRC NES-FM Wetlands Consent
- Part J Wildlife Act Approval (FTAA)
- **Part K – WRC Riverbed Disturbance**
- Part L - WRC NES-FM Reclamation Consent* (Refer to Section 4.0 – Volume 2).

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2.1 Abbreviations and Definitions

In these conditions, unless the context otherwise requires, the following abbreviations have the meanings set out below:

Abbreviation	Definition
AEE	Assessment of Environmental Effects
CIA	Cultural Impact Assessment
CPEng	Chartered Professional Engineer
DMP	Dewatering Management Plan
DOC	Department of Conservation
EPA	Environmental Protection Authority
ESCMP	Erosion and Sediment Control Management Plan
FTAA	Fast-track Approvals Act 2024
GRFL	Golden Ridge Farm Limited
GRPL	Golden Ridge Park Limited
HEA	Hydrogeological Effects Assessment
HNZPT	Heritage New Zealand Pouhere Taonga
Mana Whenua	Ngaati Wairere, Ngaati Maahanga, Ngaati Tamainupoo, Ngaati Hauaa, Ngaati Koroki-Kahukura, and Ngaati Apakura
NTU	Nephelometric Turbidity Unit
RMA	Resource Management Act 1991
Site	49A and 49B Saxbys Road (legal descriptions per Section 2.2)
SQEP	Suitably Qualified and Experienced Person/Professional
WGA	Wallbridge Gilbert Aztec
WRC	Waikato Regional Council
WRP	Waikato Regional Plan
WWPS	Wastewater Pump Station

the Consent Holder	Golden Ridge Farm Limited and Golden Ridge Park Limited
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2.2 Consent Particulars Table

Resource Consent:	XX
Grants to:	Golden Ridge Farm Limited and Golden Ridge Park Limited
Commencement date:	XX
Lapse date:	Ten (10) years from the date of commencement unless it has been given effect to, surrendered, or cancelled at an earlier date.
Location:	49A and 49B Saxbys Road. Legal descriptions: Part Lot 2 DP 25668 and Part Lot 1 DP 25668 (33.64 ha); Lot 2 DP 589463 (22.2086 ha); Part Lot 1 DP 25668 (26.4563 ha); Lot 3 DP 394366 and Lot 1 DP South Auckland 51518 (7.58 ha).
Authorised activity:	Reclamation of watercourse as shown in EclA*.

2.3 General Conditions

- (1) The activities authorised by this consent must be undertaken in general accordance with the information and plans submitted by the Consent Holder in support of the consent application. In the event of a conflict between the application documents and the conditions of this consent, the conditions shall prevail.
- (2) A copy of this consent must be kept on Site at all times that works are being undertaken and must be produced without unreasonable delay upon request from a WRC officer or agent.
- (3) The Consent Holder must be responsible for all contracted operations and must ensure contractors are made aware of the conditions of this consent and ensure compliance.
- (4) Any reference in these conditions to a New Zealand Standard or guideline document includes any later version that amends or replaces it.
- (5) The Consent Holder must advise WRC in writing at least five (5) working days prior to the commencement of any waterway diversion or culverting works.

2.4 Fees & Charges

- (6) The Consent Holder must pay to WRC 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.

2.5 Consent Lapse

- (7) This consent shall lapse ten (10) years from the date of commencement unless it has been given effect to, surrendered, or cancelled at an earlier date.

2.6 Review

- (8) WRC may at any time serve notice on the Consent Holder under Section 128(1) of the RMA of its intention to review the conditions of this consent for any reason specified in Section 128(1), including where monitoring shows that the conditions of this consent are not achieving the environmental outcomes intended.

2.7 Mana Whenua and Cultural

- (9) At least twenty (20) working days prior to commencement of any waterway reclamation, the Consent Holder must give written notice to Mana Whenua of the proposed activities.
- (10) Mana Whenua must be invited to provide cultural monitoring during any works within or adjacent to any waterway or area of cultural significance identified in the CIA.
- (11) If any archaeological sites, artefacts, taonga, or material of cultural significance is discovered during works, all works must cease immediately in the affected area, and the Consent Holder must notify WRC, HNZPT, and Mana Whenua within 24 hours. Works must not resume until authorised.
- (12) If kōiwi tangata (human skeletal remains) are uncovered, works must cease within 20 m of the discovery, and the Consent Holder must notify the New Zealand Police, Mana Whenua, HNZPT, and WRC within 24 hours. Works must not resume until authorised.

2.8 Pre-Commencement Requirements

- (13) No reclamation works may commence until the Consent Holder has provided WRC with detailed design drawings for the proposed works and WRC has confirmed in writing that the design is consistent with the conditions of this consent.
- (14) No reclamation works may commence until the ESCMP for the relevant stage (required by Part D of this Conditions Set) has been certified by WRC.
- (15) The Consent Holder must hold a pre-construction meeting with WRC before commencing any reclamation works. The meeting must be held not less than five (5) working days before commencement.

2.9 Reclamation Requirements

- (16) The reclamation works authorised by this consent are removal of Drain C, E, F and G, as per EclA.
- (17) All works within or adjacent to any watercourse must be conducted in a manner that minimises disturbance to the bed and banks of the watercourse. The working area must be kept to the minimum necessary.

- (18) No reclamation work may commence during or immediately following significant rainfall events (defined as XX mm in 24 hours or where the watercourse is running above normal flow).
- (19) Any temporary waterway diversion used during construction must maintain adequate flow to protect aquatic values and must be removed as soon as practicable after the permanent works are complete.

2.10 Water Quality During Works

- (20) No works may be carried out within any watercourse during periods of high flow (defined as XX).
- (21) Any sediment or turbid water generated during works must not be discharged to any watercourse. Dirty water must be pumped to a suitable settlement area or sediment retention pond and managed in accordance with the certified ESCMP.
- (22) No machinery may operate within the wetted channel of any watercourse unless specifically authorised in the design drawings. Where machinery must operate in the channel, appropriate measures (such as rock armouring or temporary bridging) must be used to protect the channel bed.
- (23) If any spill of fuel, oil, concrete, or other contaminant occurs within or adjacent to any watercourse, the Consent Holder must immediately implement emergency containment measures and notify WRC within two (2) hours.

2.11 Monitoring

- (24) The Consent Holder must monitor water quality in the watercourse immediately upstream and immediately downstream of any reclamation during construction. Monitoring must include turbidity and visual assessment and must be carried out at the commencement of each working day and after any significant rainfall event.

2.12 Completion

- (25) Upon completion of all riverbed disturbance reclamation works, the Consent Holder must notify WRC and provide as-built drawings showing: the location, size, and invert level of all pipes.
- (26) As-built drawings must be submitted to WRC in electronic format within three (3) months of completion of works.

2.13 Reporting

- (27) The Consent Holder must provide WRC with a Completion Report within three (3) months of completion of all riverbed disturbance reclamation works, confirming that all conditions of this consent have been complied with and all monitoring requirements have been met.

2.14 Fish Management Plan

Certification and implementation of Fish Management Plan

- (28) Prior to any works within, or works that may directly affect, any watercourse, drain, stream, culvert location, diversion, reclamation area, or dewatering area, the consent holder must submit a final Fish Management Plan to Waikato Regional Council for certification.

The objective of this management plan is to avoid or minimise adverse effects on freshwater fauna and aquatic habitat associated with works in or affecting watercourses.

- (29) The FMP must be prepared by a suitably qualified and experienced freshwater ecologist and be generally in accordance with the *SL1 Residential South Development Fish Management Plan*, prepared by Ecological Solutions Limited, dated August 2026.
- (30) All works to which the FMP applies must be undertaken in accordance with the certified FMP and under the direction or supervision of a suitably qualified and experienced freshwater ecologist, where required by the FMP.

Fish Capture and Relocation

- (31) Prior to undertaking fish capture or relocation, the consent holder must obtain any permits or authorisations required for those activities.
- (32) Fish capture, salvage, handling and relocation associated with works must be undertaken in accordance with the certified FMP. Native fish must be relocated to suitable habitat identified in accordance with the FMP.

Reporting

- (33) Within one month following completion of fish capture and relocation works for each relevant stage, the consent holder must provide Waikato Regional Council with a fish relocation report prepared by a suitably qualified and experienced freshwater ecologist documenting the implementation and outcomes of the certified FMP.

1.0 Part L - WRC NES-FM Reclamation Consent

1.1 Conditions Set Overview

This consent authorises the reclamation of Drain C, E, F, G, as identified within the EclA, should it be found to be a 'river', on or adjacent to the SL1 Residential South site at 49A and 49B Saxbys Road, in accordance with the National Environmental Standards for Freshwater Management 2020 (NES-FM). Authorised activities include the reclamation of the 'river' required for the construction of 938 residential lots across five (5) stages, including earthworks, drainage modifications, and associated works. The Site comprises five existing land parcels, legally described as Part Lot 2 DP 25668 and Part Lot 1 DP 25668 (33.64 ha), Lot 2 DP 589463 (22.2086 ha), Part Lot 1 DP 25668 (26.4563 ha), and Lot 3 DP 394366 and Lot 1 DP South Auckland 51518 (7.58 ha). The drains are shown in C, E, F, G of the EclA.

This consent must be read in conjunction with:

- Part A – Waipā DC Land Use Consent (Contaminated Land / NES:CS)
- Part B – Waipā DC Land Use Consent
- Part C – Waipā DC Subdivision Consent
- Part CO – Waipā DC Day 0 Subdivision Consent
- Part D – WRC Land Disturbance Consent
- Part E – WRC Water Permit (Diversion of Catchment Tributaries)
- Part F – WRC Groundwater Diversion and Discharge
- Part G – WRC Water Permit (Temporary Groundwater Take)
- Part H – WRC Stormwater Diversion and Discharge
- Part I – WRC NES-FM Wetlands Consent
- Part J – Wildlife Act Approval (FTAA)
- Part K – WRC Riverbed Disturbance
- **Part L – WRC NES-FM Reclamation Consent*** (Refer to Section 4.0 – Volume 2).

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2.1 Abbreviations and Definitions

In these conditions, unless the context otherwise requires, the following abbreviations have the meanings set out below:

Abbreviation	Definition
AEE	Assessment of Environmental Effects
CIA	Cultural Impact Assessment
CPEng	Chartered Professional Engineer
CWDMP	Compensation Wetland Design and Management Plan
DMP	Dewatering Management Plan
EPA	Environmental Protection Authority
ESCMP	Erosion and Sediment Control Management Plan
FTAA	Fast-track Approvals Act 2024
GRFL	Golden Ridge Farm Limited
GRPL	Golden Ridge Park Limited
HEA	Hydrogeological Effects Assessment
HNZPT	Heritage New Zealand Pouhere Taonga
Mana Whenua	Ngaati Wairere, Ngaati Maahanga, Ngaati Tamainupoo, Ngaati Hauaa, Ngaati Koroki-Kahukura, and Ngaati Apakura
NES-FM	National Environmental Standards for Freshwater Management 2020
RMA	Resource Management Act 1991
Site	49A and 49B Saxbys Road (legal descriptions per Section 2.2)
SQEP	Suitably Qualified and Experienced Person/Professional
WGA	Wallbridge Gilbert Aztec
WMP	Wetland Management Plan
WRC	Waikato Regional Council
WRP	Waikato Regional Plan

WWPS	Wastewater Pump Station
the Consent Holder	Golden Ridge Farm Limited and Golden Ridge Park Limited

2.2 Consent Particulars Table

Resource Consent:	XX
Grants to:	Golden Ridge Farm Limited and Golden Ridge Park Limited
Commencement date:	XX
Lapse date:	Ten (10) years from the date of commencement unless it has been given effect to, surrendered, or cancelled at an earlier date.
Location:	49A and 49B Saxbys Road. Legal descriptions: Part Lot 2 DP 25668 and Part Lot 1 DP 25668 (33.64 ha); Lot 2 DP 589463 (22.2086 ha); Part Lot 1 DP 25668 (26.4563 ha); Lot 3 DP 394366 and Lot 1 DP South Auckland 51518 (7.58 ha).
Authorised Reclamation:	Reclamation of 'stream'* labelled Drain C, E, F, G, as identified within the EclA
Total area of disturbance:	Circa 684m length.

2.3 General Conditions

- (1) The activities authorised by this consent must be undertaken in general accordance with the information and plans submitted by the Consent Holder in support of the consent application. In the event of a conflict between the application documents and the conditions of this consent, the conditions shall prevail.
- (2) A copy of this consent and the certified WMP must be kept on Site at all times that works are being undertaken and must be produced without unreasonable delay upon request from a WRC officer or agent.
- (3) The Consent Holder must be responsible for all contracted operations and must ensure contractors are made aware of the conditions of this consent and ensure compliance.
- (4) Any reference in these conditions to a New Zealand Standard or guideline document includes any later version that amends or replaces it.
- (5) The Consent Holder must advise WRC in writing at least five (5) working days prior to commencement of any works within or adjacent to any wetland on the Site.

2.4 Fees & Charges

- (6) The Consent Holder must pay to WRC 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.

2.5 Consent Lapse

- (7) This consent shall lapse ten (10) years from the date of commencement unless it has been given effect to, surrendered, or cancelled at an earlier date.

2.6 Review

- (8) WRC may at any time serve notice on the Consent Holder under Section 128(1) of the RMA of its intention to review the conditions of this consent for any reason specified in Section 128(1), including where monitoring shows that the conditions of this consent are not achieving the environmental outcomes intended.

2.7 Mana Whenua and Cultural

- (9) At least twenty (20) working days prior to commencement of any works within or adjacent to any wetland on the Site, the Consent Holder must give written notice to Mana Whenua of the proposed activities.
- (10) Mana Whenua must be invited to provide cultural monitoring during any works within or adjacent to any wetland or area of cultural significance identified in the CIA.
- (11) If any archaeological sites, artefacts, taonga, or material of cultural significance is discovered during works, all works must cease immediately in the affected area, and the Consent Holder must notify WRC, HNZPT, and Mana Whenua within 24 hours. Works must not resume until authorised.
- (12) If kōiwi tangata (human skeletal remains) are uncovered, works must cease within 20 m of the discovery, and the Consent Holder must notify the New Zealand Police, Mana Whenua, HNZPT, and WRC within 24 hours. Works must not resume until authorised.

2.8 Pre-Commencement Requirements

- (13) The Consent Holder must hold a pre-construction meeting with WRC and the suitably qualified ecologist before commencing any works within or adjacent to the riverbed. The meeting must be held not less than five (5) working days before commencement.

2.9 Authorised Riverbed Disturbance

- (14) The Consent Holder may only disturb the specific riverbed identified in Section 2.2. No riverbed disturbance beyond the areas described in Section 2.2 is authorised without further consent from WRC.

2.10 Riverbed Reclamation Compensation and Offsets

- (15) In accordance with the NES-FM and the conditions of this consent, the Consent Holder must provide compensation for the authorised riverbed reclamation,

- (16) The compensation must be designed and constructed in accordance with:
 - (a) a riverbed reclamation compensation management plan prepared by a suitably qualified ecologist and certified by WRC before compensation works commence;
 - (b) WRC guidelines for reclamation; and
 - (c) the conditions of this consent.
- (17) No authorised reclamation disturbance may commence until WRC has certified the RCCMP and confirmed in writing that the proposed compensation is appropriate.

2.11 Completion

- (18) Upon completion of all authorised reclamation works, the Consent Holder must notify WRC and provide a Riverbed Reclamation Completion Report confirming: the area of riverbed reclamation (ha); the condition of compensation; and compliance with all conditions applicable to the disturbance works.

1.0 Conditions Attachment 1: Residential Development Controls

(1) All dwellings and associated buildings constructed on residential lots must comply with the following development controls outlined in Tables DC1 & DC2:

Table DC1 — Terrace Lots

Control	Rear-Loaded Terrace Housing	Front-Loaded Terrace Housing
Density	The number of residential units provided within each superlot shall not be less than or exceed the yield identified below: Superlot 7109 = 12 Superlot 7110 = 5 Superlot 7111 = 7 Superlot 7112 = 5 Superlot 7113 = 9 Superlot 7114 = 10 Superlot 7118 = 4 Superlot 7119 = 12 Superlot 7120 = 6 Superlot 7121 = 10 Superlot 7126 = 10 Superlot 7211 = 7 Superlot 7212 = 9 Superlot 7213 = 6 Superlot 7214 = 10 Superlot 7215 = 6 Superlot 7216 = 4 Superlot 7219 = 9 Superlot 7220 = 9 Superlot 7300 = 8	The number of residential units provided within each superlot shall not be less than or exceed the yield identified below: Superlot 7100 = 6 Superlot 7101 = 3 Superlot 7102 = 12 Superlot 7103 = 6 Superlot 7104 = 11 Superlot 7105 = 6 Superlot 7106 = 3 Superlot 7107 = 3 Superlot 7108 = 6 Superlot 7115 = 5 Superlot 7116 = 6 Superlot 7117 = 5 Superlot 7122 = 4 Superlot 7123 = 8 Superlot 7124 = 8 Superlot 7125 = 4 Superlot 7127 = 8 Superlot 7128 = 7 Superlot 7200 = 6 Superlot 7201 = 6

Control	Rear-Loaded Terrace Housing	Front-Loaded Terrace Housing
	Superlot 7301 = 10 Superlot 7303 = 9 Superlot 7304 = 10 Superlot 7306 = 10 Superlot 7307 = 6 Superlot 7308 = 8 Superlot 7309 = 10 Superlot 7311 & 7315 = 11 Superlot 7316 = 9 Superlot 7402 = 12 Superlot 7403 = 15 Superlot 7404 = 12 Superlot 7405 = 15 Superlot 7500 = 7 Superlot 7501 = 5	Superlot 7202 = 5 Superlot 7203 = 6 Superlot 7204 = 7 Superlot 7205 = 7 Superlot 7206 = 6 Superlot 7207 = 6 Superlot 7208 = 6 Superlot 7209 = 3 Superlot 7210 = 3 Superlot 7217 = 5 Superlot 7218 = 5 Superlot 7221 = 5 Superlot 7222 = 5 Superlot 7302 = 11 Superlot 7305 = 8 Superlot 7310 = 4 Superlot 7312 = 7 Superlot 7313 = 6 Superlot 7314 = 4 Superlot 7400 = 9 Superlot 7401 = 8 Superlot 7502 = 6
Building coverage (maximum)	60% of the parent site area For terrace housings, the maximum site coverage shall be assessed across the overall parent site, rather than to an individual unit or individual allotment.	50% of the parent site area For terrace housings, the maximum site coverage shall be assessed across the overall parent site, rather than to an individual unit or individual allotment.

Control	Rear-Loaded Terrace Housing	Front-Loaded Terrace Housing
Maximum impermeable surface	70% of the parent site area. For terrace housings, the maximum site coverage shall be assessed across the overall parent site, rather than to an individual unit or individual allotment.	70% of the parent site area. For terrace housings, the maximum site coverage shall be assessed across the overall parent site, rather than to an individual unit or individual allotment.
Landscaped area (minimum)	20% of the parent site area. For terrace housings, the minimum landscaped area shall be assessed across the overall parent site, rather than to an individual unit or individual allotment.	20% of the parent site area. For terrace housings, the minimum landscaped area shall be assessed across the overall parent site, rather than to an individual unit or individual allotment.
Landscaping forward of building line <u>to the transport corridor boundary, JOAL or ROW</u> (minimum)	• Terrace housing with residential unit frontage less than 7.5m - Min. 30% Terrace housing with residential unit frontage 7.5m or greater Min. 40% <u>Where a site has frontage to both a transport corridor and a JOAL or ROW, then this standard shall only apply to the area between the building and the transport corridor boundary.</u>	Terrace housing with residential unit frontage less than 7.5m - Min. 30% Terrace housing with residential unit frontage 7.5m or greater - Min. 40% <u>Where a site has frontage to both a transport corridor and a JOAL or ROW, then this standard shall only apply to the area between the building and the transport corridor boundary.</u>
Front setback (minimum)	1m from transport corridor	1.5m from transport corridor • Where garage doors face a transport corridor, they shall be setback 0.5m from the front façade of the dwelling. • Where garage doors or carports face a transport corridor, they shall be setback maximum of 2m or at least 5m. • Any accessory building, other than garage, either attached or detached shall be setback at least 1m from the front building line of the residential unit. • 1m for a single-story unenclosed verandah/ patio/ porch space attached to a residential unit, provided the building or structure can achieve compliance with NZ

Control	Rear-Loaded Terrace Housing	Front-Loaded Terrace Housing
		Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001).
All other setbacks (minimum)	1m side for end unit of the terrace building 0m rear to rear lane	1m side for end unit of the terrace building 1m rear except for the following lots that are subject to a greater setback to accommodate the relevant landscaping buffer: - Minimum 4m for Lots 333 – 337; - Minimum 6m for Lots 306 – 320.
Garage/vehicle access	Rear lane access only — no front vehicle crossing permitted	- Maximum one (1) double-width vehicle crossing per two residential units - Single crossings: 3.0–3.5m wide - Shared double crossings: 5.5–6.0m wide, centred on the boundary between units
Height (maximum)	11m +1m where $\geq 50\%$ of roof pitch is 15° or more	11m +1m where $\geq 50\%$ of roof pitch is 15° or more
Height in relation to boundary	4m + 60° Does not apply to: - A boundary with transport corridors or rear lanes - Internal boundaries within a site - Site boundaries where there is an existing common wall between 2 buildings on adjacent sites, or where a common wall is proposed	4m + 60° Does not apply to: - Transport corridors or rear lanes - Internal boundaries within a site - Site boundaries where there is an existing common wall between 2 buildings on adjacent sites, or where a common wall is proposed
Public interface and passive surveillance	- Pedestrian access from transport corridor to front door of each unit required At least one habitable room shall have a clear glazed window with a minimum dimension of 1m, facing the transport corridor - Windows must not be obstructed by accessory building or fence greater than 1.5m in height	- Pedestrian access from transport corridor to front door of each unit required At least one habitable room shall have a clear glazed window with a minimum dimension of 1m, facing the transport corridor - Windows must not be obstructed by accessory building or fence greater than 1.5m in height

Control	Rear-Loaded Terrace Housing	Front-Loaded Terrace Housing
	Corner sites: requirement applies only to the frontage from which pedestrian access is provided	Corner sites: requirement applies only to the frontage from which pedestrian access is provided
Separation and privacy	- Minimum 2m setback between residential buildings (except attached) - Windows must be offset by 1.5m where different buildings are within 3m of one another - Offset not required at ground floor where buildings are separated by a solid fence of at least 1.8m	- Minimum 2m setback between residential buildings (except attached) - Windows must be offset by 1.5m where different buildings are within 3m of one another - Offset not required at ground floor where buildings are separated by a solid fence of at least 1.8m
Outdoor living area	Minimum 12m² with 1.8m minimum dimension Outdoor living areas may comprise a combination of ground floor, balcony, verandah, porch, patio or roof terrace space that: Where provided in the form of a balcony, patio, verandah, porch or roof terrace, is at least 8m² and has a minimum dimension of 1.8m; and Is accessible from the residential unit	Minimum 12m² with 1.8m minimum dimension Outdoor living areas may comprise a combination of ground floor, balcony, verandah, porch, patio or roof terrace space that: Where provided in the form of a balcony, patio, verandah, porch or roof terrace, is at least 8m² and has a minimum dimension of 1.8m; and Is accessible from the residential unit
Outlook space	- Principal living room: minimum 4m depth × 4m width (measured from the centre point of the largest window) - All other habitable rooms: minimum 1m × 1m Must not be obstructed by buildings or fences that do not comply with fencing requirements - Retaining walls must not infringe the required outlook space	- Principal living room: minimum 4m depth × 4m width (measured from the centre point of the largest window) - All other habitable rooms: minimum 1m × 1m Must not be obstructed by buildings or fences that do not comply with fencing requirements - Retaining walls must not infringe the required outlook space
Service area	- Minimum 5m² per unit (may be provided across two areas) At least 1.4m² for bin storage, accessible from the rear lane without passing through the residential unit excluding garages - Clothes drying provision must be accessible from each unit - Screened from public view	Minimum 5m² per unit (may be provided across two areas); At least 1.4m² for bin storage where bins can be moved to collection areas without passing through the residential unit excluding garages - Clothes drying provision must be accessible from each unit - Screened from public view
Bicycle parking	Where no dedicated garage is provided, a secure enclosed bicycle storage enclosure must be provided.	Where no dedicated garage is provided, a secure enclosed bicycle parking enclosure must be provided.

Control		Rear-Loaded Terrace Housing	Front-Loaded Terrace Housing
Fences/walls – transport corridor and reserve boundaries		Transport corridor/front yard boundary: - Maximum 1.2m; may be increased to 1.5m where outdoor living area adjoins, provided ≥50% of the portion above 1.2m is visually permeable Reserve boundary: - Maximum 1.5m; may be increased to 1.8m, provided ≥50% of the portion above 1.5m is visually permeable Combined fence and retaining wall height (measured from bottom to top) shall not exceed 1.5m, unless: - For a combined height of 1.5m to 2.5m, the structure incorporates one horizontal step of at least 1m in depth, located no more than 1.2m above the transport corridor boundary level - For a combined height of 2.6m to 3.5m, the structure incorporates two horizontal steps, each at least 1m in depth, with each step located no more than 1.2m above the base of that step	Transport corridor/front yard boundary: - Maximum 1.2m; may be increased to 1.5m where outdoor living area adjoins, provided ≥50% of the portion above 1.2m is visually permeable Reserve boundary: - Maximum 1.5m; may be increased to 1.8m, provided ≥50% of the portion above 1.5m is visually permeable Combined fence and retaining wall height (measured from bottom to top) shall not exceed 1.5m, unless: - For a combined height of 1.5m to 2.5m, the structure incorporates one horizontal step of at least 1m in depth, located no more than 1.2m above the transport corridor boundary level - For a combined height of 2.6m to 3.5m, the structure incorporates two horizontal steps, each at least 1m in depth, with each step located no more than 1.2m above the base of that step
Fences/walls – other boundaries		- Rear lane: maximum 1.5m (may be increased to 1.8m, provided ≥50% of the portion above 1.5m is visually permeable) - All other boundaries: maximum 1.8m	All other boundaries: maximum 1.8m

Table DC2 - Duplex, Single and Split-Level Lots

Control	Duplex & Single-Dwelling Lots
Density	Maximum one (1) single dwelling per lot
Building coverage (maximum)	50% of lot area
Maximum impermeable surface	70%
Landscaped area (minimum)	Minimum 20%
Landscaping forward of building line <u>to a transport corridor boundary, JOAL or ROW</u> (minimum)	50% of area forward of front building line <u>Where a site has frontage to both a transport corridor and a JOAL or ROW, then this standard shall only apply to the area between the building and the transport corridor boundary.</u>
Front setback (minimum)	1.5m from local and collector transport corridors - Where garage doors face a transport corridor, they shall be setback 0.5m behind the front façade of the dwelling - Where garage doors or carports face a transport corridor, they shall be setback a maximum of 2m or at least 5m from the transport corridor boundary
All other setbacks (minimum)	1m side & rear except one side yard can be reduced to 0m where: - The setback from the opposite side yard on the site is at least 1.5m; and - Legal provision is made for access and maintenance; and - Neighbours' consent is obtained; or it is a common/party wall For Lots 1, 4–18, 20–32, 60–68, 322–331, 338–341, and 376–394, the minimum setback from the rear boundary is 4m. For Lots 69 and 321, the minimum setback from the rear boundary is 6m.
Garage/vehicle access	Duplex: - Maximum one (1) double-width crossing per two units - Single-width crossings: 3.0–3.5m wide - Double-width crossings: 5.5–6.0m wide, centred on the boundary between units Single dwelling: - One crossing per lot
Height (maximum)	10m with a maximum of 2 storeys

Control	Duplex & Single-Dwelling Lots
	+1m where $\geq 50\%$ of roof pitch is 15° or more
Height in relation to boundary	- Side boundaries: $4m + 60^\circ$ - All other boundaries: $4m + 45^\circ$ Does not apply to: - Transport corridors or rear lanes - Internal boundaries within a site - Site boundaries where there is an existing common wall between 2 buildings on adjacent sites, or where a common wall is proposed
Public interface and passive surveillance	- Pedestrian access from transport corridor to front door of each unit required At least one habitable room shall have a clear glazed window with a minimum dimension of 1m, facing the transport corridor - Windows must not be obstructed by accessory building or fence greater than 1.5m in height - Corner sites: requirement applies only to the frontage from which pedestrian access is provided
Separation and privacy	- Minimum 2m setback between residential buildings (except attached) - Windows must be offset by 1.5m where different buildings are within 3m of one another - Offset not required at ground floor where buildings are separated by a solid fence of at least 1.8m
Outdoor living area	Minimum $20m^2$ with 3m minimum dimension
Outlook space	- Principal living room: minimum 4m depth $\times$ 4m width (measured from the centre point of the largest window) - All other habitable rooms: minimum 1m $\times$ 1m Must not be obstructed by buildings or fences that do not comply with fencing requirements - Retaining walls must not infringe the required outlook space
Visual Screen Tree Planting	A 3m wide visual screen tree planting to be provided for [Insert SL1 lots — confirm from masterplan], along the rear boundary.
Service area	Minimum $5m^2$ per unit (may be provided across two areas); At least $1.4m^2$ for bin storage and located where bins can be moved to collection areas without passing through the residential unit excluding garages - Clothes drying provision must be accessible from each unit - Screened from public view

Control	Duplex & Single-Dwelling Lots
Bicycle parking	Where no dedicated garage is provided, a secure enclosed bicycle parking enclosure must be provided.
Fences/walls – transport corridor and reserve boundaries	Transport corridor/front yard boundary: - Maximum 1.2m; may be increased to 1.5m where outdoor living area adjoins, provided ≥50% of the portion above 1.2m is visually permeable Reserve boundary: - Maximum 1.5m; may be increased to 1.8m, provided ≥50% of the portion above 1.5m is visually permeable Combined fence and retaining wall height (measured from bottom to top) shall not exceed 1.5m, unless: - For a combined height of 1.5m to 2.5m, the structure incorporates one horizontal step of at least 1m in depth, located no more than 1.2m above the transport corridor boundary level - For a combined height of 2.6m to 3.5m, the structure incorporates two horizontal steps, each at least 1m in depth, with each step located no more than 1.2m above the base of that step
Fences/walls – other boundaries	All other boundaries: maximum 1.8m This standard does not apply to retaining walls that form part of, or are required to support, the dwelling on sloping lots, including retaining walls associated with split-level house design.