Appendix 28 – Proposed WDC Conditions

Proposed Draft Waipa District Council Conditions – 28 October 2026 version

Definitions of Terms and Abbreviations used in these Conditions

Term	Meaning
Apartment	Means a self-contained dwelling within a multi-unit building, located above, below or beside one or more other dwellings and sharing structural elements or common areas with them.
BMP	Bat Management Plan
BPO	Best Practicable Option
Construction Works	Means the physical works and related activities necessary to construct the Project.
Consent Holder	Means Te Awamutu Developments Limited
Contact Details	Means mobile phone number, land-line number (if any), postal address, and email address
CEMP	Cultural Effects Management Plan
CMP	Construction Management Plan
CTMP	Construction Traffic Management Plan
Discovery	Means the unearthing, dislodgement, uncovering, or otherwise finding or discovering during earthworks of any archaeological sites or remains, artefacts, taonga (Maaori artefacts), or kooiwi.
Duplex Unit	means a dwelling that forms one of two adjoining dwellings within the same building, with the dwellings separated by a common party wall.
EMP	Ecological Management Plan
ESCP	Erosion and Sediment Control Plan
HNZPT	Heritage New Zealand Pouhere Taonga
LMP	Lizard Management Plan
Mana Whenua	Means Ngati Apakura, Ngati Mahanga and Maniapoto ki te Raki
RMA	Resource Management Act 1991
SQEP	Suitably Qualified and Experienced Practitioner/Person
Single Stand Alone Dwelling	Means a dwelling that is physically separate from, and does not share any wall, floor, ceiling or other structural element with, another dwelling.
Standard	Any reference in these conditions to an International or New Zealand Standard includes any later Standard that amends or replaces it.
Te Ture Whaimana	Means the Vision and Strategy for the Waikato River as set out in the Waikato-Tainui Raupatu (Waikato River) Settlement Act 2010
WMEP	Wetland Management and Enhancement Plan

CONDITIONS APPLICABLE TO ALL STAGES

General

1. The consent holder shall undertake the subdivision in general accordance with the certified plans prepared by Maven Waikato, reference 411001, Rev A, dated October 2026 submitted with application XXXX, unless otherwise altered by the consent conditions. A copy of the certified Maven Waikato plans are attached as Schedule Five.

2. That stages, including those not identified on the certified subdivision plans outlined in Condition 1, of the development can be established in an independent manner, and each stage ensure 'Conditions applicable to all stages' and 'Conditions specific to lots' must be complied with at Sections 223 and 224(c) stage.

   Further,

   a) The conditions to be complied with shall ensure that the stages occur in a progressive manner, ensuring roading, three waters, and network utility connectivity and services are provided to each allotment within each stage;

   b) The consent holder shall provide a table that sets out which conditions are required to be complied with at s223 and s224(c) certification for each stage.

Development agreement

3. Prior to the Engineering Approval of any works associated with this subdivision, a Development Agreement must be concluded between Waipā District Council and the consent holder that establishes the general financial terms relating to the Council and the developer, and provisions for the overall subdivision. The Development Agreement must establish the framework for the outcomes that will be required for each Stage.

Waikato Regional Council Consents

4. Prior to the commencement of any work, the consent holder shall obtain associated resource consents from Waikato Regional Council or demonstrate that they are not required.

Advice note: *Resource consents may be associated with Discharge, Diversion or Culvert construction. Waikato stormwater management guideline (TR2020/07) and Waikato stormwater runoff modelling guideline (TR2020/06), set out an appropriate means of compliance.*

Easements

5. Where any private wastewater, stormwater or water pipes or cables or power cables are required to cross another lot or lots or pass across the boundary of another lot or lots, an easement is to be created and registered against the Record of Title of those lots affected.

6. Where proposed Waipā District Council wastewater, wastewater pump-station, water or stormwater lines are located within private lots, an easement in gross in favour of the Waipā District Council is required.

7. Easements for pipes and cables must be placed centrally over the pipe or cable location. All costs in connection with the easements must be met by the consent holder. Easements in gross must be certified by the Waipā District Council's solicitors at the cost of the consent holder.

Construction Management Plan

8. At least 10 working days prior to construction activities commencing on site, the consent holder shall provide a finalised Construction Management Plan (CMP) to Waipa District Council's Team Leader – Development Engineering (or equivalent at Waikato Waters) for certification that the plan meets the objective in condition XX.

9. The objective of the CMP is to ensure the construction effects have been appropriately identified and managed.

10. As a minimum, the CMP shall include:

    a) Site management arrangements including measures to maintain the site in a tidy condition, proposed start date of the works authorised by this consent;
    b) Proposed construction program;
    c) Construction methodologies;
    d) Access, Manoeuvring and parking arrangements;
    e) Dust management technique and procedures to ensure that all dust and particulate emissions are kept to a practical minimum to the extent that there are no dust discharges beyond the boundary of the site that may cause an objectionable effect.
    f) Procedures for ensuring that the owners and/or occupiers in the immediate vicinity of the construction area are given prior notice of the commencement of construction activities and are informed about the expected duration of works and potential effects of the works;
    g) Hazardous substance management; and
    h) Final detailed engineered design drawings.

Construction Noise Management Plan

11. A Construction Noise Management Plan (CNMP) must be submitted to the Environmental Health Team Leader for certification prior to the commencement of any works on site, including any earthworks on site. The CNMP shall as a minimum, address the following:
    a) Construction noise criteria;
    b) Identification of likely affected properties (off-site) which shall include those properties identified as likely to be subject to any exceedances of the noise and vibration standards set out in condition 12 and 13.
    c) Notification and on-going engagement with the occupants of any likely affected properties identified in (b).
    d) Description and duration of the works, anticipated equipment and the processes to be undertaken;
    e) Hours of operation, including specific times and days when construction activities causing noise would occur;
    f) Mitigation options where noise levels are predicted or demonstrated to approach or exceed the relevant limits. Specific noise mitigation measures must be implemented which may include, but not limited to, acoustic screening, time management procedures and alternative demolition/excavation/construction/piling method technologies;
    g) The erection of temporary construction noise barriers where appropriate.
    h) Schedule and methods for monitoring and reporting on construction noise;
    i) Details of noise monitoring to be undertaken or in the event of any complaints received. The results of such monitoring shall be submitted to council within one week of receiving the complaint;
    j) Implementation of a complaint management system with contact numbers for key construction staff responsible for the implementation of the CNMP and complaint investigation. This system should include procedures for maintaining contact with stakeholders, notifying of proposed construction activities and handling of noise complaints;
    k) Notification shall be provided to the owners and occupiers of adjacent buildings prior to construction and earthworks activities commencing on the site; and
    l) Construction operator training procedures.

Noise & Vibration

12. Construction noise shall be measured and assessed in accordance with the provisions of New Zealand Standard NZS 6803:1999 "*Acoustics – Construction Noise*" and comply with the limits in the following table:

Time	**Weekdays (dBA)**		**Saturdays (dBA)**		**Sundays and Public Holidays (dBA)**	
	L_{eq}	L_{max}	L_{eq}	L_{max}	L_{eq}	L_{max}
0630 - 0730	55	75	45	75	45	75

Time	Weekdays (dBA)		Saturdays (dBA)		Sundays and Public Holidays (dBA)	
	L_{eq}	L_{max}	L_{eq}	L_{max}	L_{eq}	L_{max}
0730 – 1800	70	85	70	85	55	85
1800 – 2000	65	80	45	75	45	75
2000 - 0630	45	75	45	75	45	75

13. All construction work shall comply with the vibration limits in German Standard DIN 4150-3:2016 "*Vibration in buildings – Part 3: Effects on structures"* when measured in accordance with that Standard on any structure not on the designated site.

14. The construction works shall only be carried out between the hours of 7:30am to 6:00pm, Monday to Friday and 7.30 am to 2.30 pm Saturday and shall not be carried out on any Sunday or public holiday, unless otherwise certified by the WDC Development Engineer.

ROADING & PRIVATE WAY DESIGN

Roading - Development Staging

15. The development shall be constructed generally in accordance with the staging shown on the Pacific Environments Architects plans in Schedule One.

16. All staged development roading that terminates in a stage-constructed section of private roading shall establish a temporary all weather turning head at the end of the road and capable of supporting the turning of waste collection vehicles, unless it is demonstrated that a residential unit driveway, alternative waste collection arrangement or other mitigation circumstance provides an alternative option, to the satisfaction of the Development Engineer, Waipa District Council.

Roading - Alternate Design Solutions

17. Alternative design solutions, transport layouts, construction methodologies and/or staging approaches may be proposed by the Consent Holder provided that they achieve the same or better transport outcomes, are supported by appropriate technical assessments, and are approved in writing by the relevant Road Controlling Authority prior to implementation.

Roading - Adjacent Land Development Integration

18. The internal road network shall be designed, formed and staged so as to maintain the ability for the site to integrate local vehicular, walking and/or cycling access with existing and/or future transport land development with the potential to abut either the northern, western or southern boundary interfaces with the development site, generally in accordance with the Pacific Environments Architects Plan 25020, sheet APP-004.

Roading – Bicycle Parking

19. Bicycle parking shall be provided in accordance with the Waipa District Plan Rule 16.4.2.21.

Roundabout Design Guidelines and Standards

20. Prior to the occupancy of any retirement accommodation on-site the consent holder shall upgrade the road frontage of the site and form a single lane approach and circulating lane roundabout and pedestrian path between the site and Greenhill Drive in accordance with the authorised engineering design plans. The remainder of the pedestrian path from Greenhill Drive to Racecourse Road shall be completed prior to the occupancy of any accommodation within Stage 2.

21. Design of the roundabout at the intersection of SH3 and Road 1 shall be undertaken in accordance with the following design guidelines, standards and shall address, but not be limited to the following:
    a. Austroads Guide to Road Design Part 4A: Unsignalised and Signalised Intersections:
        i. safe sight distances at intersections, accessways and vehicle crossings; sight distance unless otherwise certified by the relevant Road Controlling Authority;
    b. Austroads Guide to Road Design (AGRD) Part 4B Roundabouts;
        i. vehicle tracking entry-path design in accordance with the Guide;
        ii. shared path design addresses the gradient, driveway interfaces and interaction between pedestrians, mobility-scooter users, cyclists and e-bike users, including local widening where practicable;
        iii. central crossing islands on the approaches to the roundabout achieves at least a 2.5m median width to safely accommodate cycles, cargo bikes, mobility scooters and mobility trikes, and mobility scooters,
        iv. cycle travel paths through and around the roundabout and cycle kerb ramps; and
    c. RTS 14 (2015) - Guidelines for facilities for blind and vision-impaired pedestrians and the Waka Kotahi Tactile Indicator Installation Note;
    d. AS/NZS 1158 Lighting for Roads and Public Spaces;
    e. NZTA Bus Stop – Public Transport Design Guidance, including:
        i. a minimum 15m bus stop entry taper, 9m exit taper length, horizontal clearances, no stopping at all times yellow markings, and safe merge sight distances;
        ii. bus shelters located at the head of the bus stops.

22. Where a departure from the design criteria is proposed the Consent Holder shall prepare a site-specific safety assessment, subject to written approval by the relevant road controlling authority prior to construction that:
    a. identifies the nature and justification for the departure;
    b. assesses the operational and safety effects; and
    c. proposes localised mitigation measures to ensure safe operation.

Roading - Private Developer Agreement

23. Where transport infrastructure required by these conditions is to be delivered by way of a Private Developer Agreement (PDA), the Consent Holder shall enter into a PDA with the relevant road controlling authority prior to construction, setting out funding, delivery responsibilities, timing, standards and other such matters as agreed between the parties

Roading - Construction Traffic Management Plan

24. Prior to the commencement of any construction works, the Consent Holder shall submit a Construction Traffic Management Plan (CTMP) to the relevant Road Controlling Authority for certification.

25. The CTMP shall include the following:
    a. confirm the extent of construction works to be progressed;
    b. confirm the proposed development staging for both land use and road works activities;
    c. identify construction access locations and access layouts;
    d. site office, amenities and on-site parking areas;
    e. confirm haul routes, including any restrictions on routes, times or vehicle types;
    f. manage the timing and frequency of heavy vehicle movements;
    g. provide for appropriate temporary traffic management measures in accordance with the New Zealand Guide to Temporary Traffic Management (NZGTTM);
    h. provisions for the avoidance of detritus tracking on public roads and measures to respond and address this in the event it occurs;
    i. address the safety of all road users, including pedestrians and cyclists where relevant;
    j. ensure continued access for adjacent landowners, businesses and emergency services;
    k. include communication, stakeholder liaison and complaints management procedures;
    l. include provisions for transport of over-size vehicles and associated permits; and
    m. Where construction activities interact directly with the public road network, site-specific TMPs may be prepared and implemented in accordance with the certified CTMP and submitted to the relevant RCA for certification prior to works commencing.

Safe System Audit and Engineering Design Plans

26. Prior to construction of the roundabout the Consent Holder shall commission an independent stage 3 – detailed engineering design safe system audit. The audit must address the needs of all road users and incorporate the design guidelines and standards matters described at condition 6.

27. Prior to construction of the roundabout the consent holder shall submit detailed engineering design plans for the single lane approach and circulating lane roundabout on SH3, based on the preliminary design plans prepared by Maven (Roundabout Drawing C350 Rev C to C350-11 (Rev C) and Drawing C355-1 to C355-8 (Rev A) and Shared Path Drawing c356 to c356-5 (Rev A) and included with the Substantive Application, to the relevant Road Controlling Authorities for authorisation.

28. A copy of the safe system audit report, together with the Consent Holder's written response to each recommendation, must be submitted to the relevant Road controlling authorities.

29. The actions resulting from the safe system audit shall be agreed between the consent holder and NZTA and must be incorporated into the roundabout intersection design and any updated documents submitted to the relevant road controlling authorities for recertification prior to carrying out any construction work required by this consent.

SH3 Roundabout Construction

30. Prior to commencing construction of the single lane approach and circulating lane roundabout required by condition XX, the consent holder shall provide written confirmation from the Road Controlling Authority that the detailed design plans and safe system audit report are authorised to proceed to construction.

31. Following the completion of the single lane approach and circulating lane roundabout, the consent holder shall undertake an independent Stage 4 Audit – Post Construction Engineering design. and comply with any recommendations arising from that audit.

Road Naming

32. The consent holder shall undertake road naming for all the proposed private and public roads that provide access or have a future potential to provide access to 6 or more properties. Road naming shall be undertaken according to Waipā District Council Road Naming Policy.

Advice Note: *Road names must be approved prior to submitting s224 application.*

Roading Design/Construction Plans

33. The consent holder shall submit Design/Construction plans for the roads to vest (Collector Road 1, Road 2 and Local Road 3) as shown on the certified scheme plan. The Design/Construction plans shall be submitted to Council for sign off prior to carrying out any construction work required by this consent. All work associated with the roads vested to

council shall be designed to the acceptance of the Council's Team Leader – Development Engineering, and at the consent holder's expense. The submitted plans shall include (where relevant), but not limited to:

a) Pavement design;
b) Longitudinal sections;
c) Disposal of stormwater including all structures and erosion control;
d) Common services trench;
e) Tracking curve analysis;
f) Flush median delineation (if necessary);
g) Cycleway facilities;
h) Pedestrian calming facilities;
i) Indented parking facilities;
j) Surface treatment; and
k) Streetscape & berm planting.

34. The Consent Holder shall provide the detailed engineer design plans for all private internal roading to the Development Engineering Manager at Waipa District Council (or nominee) for certification prior to commencing construction. The detailed design plans may be provided and certified in stages. The design of the internal private roading network within the site shall include confirmation of the following design standards:
    a) Safe sight distances at intersections, accessways and vehicle crossings in accordance with Austroads Guide to Road Design Part 4A: Unsignalised and Signalised Intersections unless otherwise approved by the relevant Road Controlling Authority.
    b) The private roading speed limit based on the engineering design plans certified under condition 23 a).;
    c) The location and form of traffic calming and/or speed management devices to be placed within the private road network to ensure safe intersection sight distance compliance with the operating speed established under condition 23 b).

Advice Notes:

i. Road Design

The Council's standards are set out in the Regional Infrastructure and Technical Specification (RITS) and provide a means of compliance for acceptance.

ii. Streetscape design

Streetscape design shall follow relevant standards set out in the Regional Infrastructure and Technical Specification (RITS) and follow the councils Tree Policy circa 2019. Streetscape design will need to include, but not be limited to, the following the species, locations, expected heights of any proposed plants and reason for any deviation from the above.

Construct Road to Vest

35. The consent holder shall construct roads to vest Collector Road 1, Local Road 2 and Local Road 3 as shown on the accepted scheme plan and as per the accepted design/construction plans submitted under Condition XX - Roading Design/Construction Plans above and to the

acceptance of Council's Team Leader – Development Engineering at the consent holder's expense.

Quality Assurance Certificates

36. Following completion of the road areas required under Condition XX - Construct Road to Vest above, Quality Assurance Certificates from a suitably qualified and experienced professional shall be completed, signed and submitted to Council's Team Leader – Development Engineering for acceptance.

Roading - Street Trees

37. Prior to the issue of a s224 certificate for Stages 1A, 1B, 1C, 1D and 1E, the consent holder shall submit to Council's Arborist for sign off, a street tree plan that complies with the layout and implementation requirements of the Regional Technical Infrastructure Specification (RITS). In particular, street trees must:

    a) Enhance the character and biodiversity values of the locality;
    b) Not block sightlines of pedestrians, cyclists and vehicles;
    c) Comply with planting clearance zones;
    d) Contain adequate root barrier protection; and
    e) Be maintained to ensure establishment.

38. Prior to the issue of a s224 certificate for Stage 1A, 1B, 1C, 1D and 1E, the consent holder shall **EITHER:**

    a) Implement the certified street tree plan. All work shall be completed in accordance with the relevant RITS Landscapes standards and to the acceptance of Council's Arborist; **OR**
    b) A bond must be concluded between Waipā District Council and the consent holder that establishes the description of the certified street tree plan that is to be completed, the estimated cost to implement this street tree plan and the required timeframes for this street tree plan to be completed.

39. Prior to the issue of a s224 certificate, the consent holder shall enter into an operational and maintenance agreement which is signed off by Council's Reserves Team Leader and has a minimum maintenance period of two years that is in accordance with the Street Tree Plan at the consent holder's expense.

Roading As-built Plans

40. The consent holder shall provide as-built plans of the roads to vest, relevant quality assurance, and the structures located within the proposed road to vest prior to the issuing of the section 224 certificate, to the acceptance of Council's Team Leader – Development Engineering.

Advice notes: *As-built plans and 'Parks Asset Recognition Form' (provided by council) of landscaping works that are to be owned/managed by Council shall be submitted as part of the overall roading Asbuilt submission. The Streetscape Asbuilt plans shall include the following:*

a) Location and extent, types of materials;
b) Botanical and Common name and location (measured position in the berm) of street trees;
c) Names, grades, number, planting density of traffic island planting; and
d) Installation date.

Vesting of Assets

41. All proposed roads Collector Road 1, Road 2 and Local Road 3 shall be vested in Waipa District Council as Road pursuant to Section 238 of the Resource Management Act 1991. This shall be shown on the Section 223 survey plan.

42. That Lot 5005 shall be vested in Waipa District Council for Local Purpose (Sewer Pump Station) Reserve pursuant to Section 239 of the Resource Management Act 1991. This shall be shown on the Section 223 survey plan.

GENERAL

Construction

43. All earthworks shall be carried out in accordance with good engineering practice and shall:

    a) Be carried out in accordance with the NZS:4431:2022; Code of practice for earth fill for residential development, NZS:4404:2010 (schedule 2A) and the Regional Infrastructure Technical Specifications (RITS): "Earthworks and Geotechnical Requirement" to the acceptance of Council's Team Leader – Development Engineering;
    b) Be carried out so as to avoid or mitigate any detrimental effect on the environment particularly with regard to the dust, the unnecessary destruction of vegetation, the contamination of natural water or the diversion of surface or ground water flows;
    c) Not result in alteration to the existing landform in such a manner that adjoining properties will be detrimentally affected particularly through changes in drainage systems or abrupt changes in ground level; and
    d) Avoid any hazard to persons or property.

Sediment and Erosion Control

44. The consent holder shall ensure that appropriate erosion and sediment control measures are adopted to minimise any sediment leaving the site and entering any stormwater drains or waterway. The measures shall be implemented and maintained for the full duration of construction works.

Advice Note: *Waikato Regional Council's "Erosion & Sediment Control, Guidelines for Soil Disturbing Activities" which can be found at http://www.waikatoregion.govt.nz. This guideline is relevant to all construction sites. The design guideline covers cutting tracks, culverts, sediment control measures, such as silt fences, detention ponds, earth bunds, guidelines for re-vegetation.*

Dust

45. That as a result of activities authorised by this resource consent, there must be no discharge of dust to air that causes an objectionable or offensive effect beyond the boundary of Part Lot 1 DP 35654 and Lot 1 DPS 36696 in RT SA32D/155. If offensive or objectionable dust emissions do occur beyond the site boundaries, the dust-causing activity shall cease immediately and shall not recommence until appropriate measures have been put in place to prevent recurrence of a similar event.

46. To control the generation of dust, the consent holder shall ensure the following:

    a) A water truck and/ or portable water sprays are used. The contactor must ensure that the volume of water used does not exceed soil field capacity of wetted areas causing surface run-off that could discharge in storm water system or waterways and application of water does not induce soil erosion and/or soil pugging;
    b) Stockpiled material must be wetted and covered.

Reason: *Condition 42 has been imposed to ensure that dust does not create a nuisance and adversely affect the health of residents beyond the boundaries of the site.*

Advice Note:

i. That, for the purposes of this consent condition, the Waipa District Council will consider an effect that is objectionable or offensive to have occurred if any appropriately experienced officer of the Waipa District Council determines it so after having regard to:

a) The frequency, intensity, duration, location and effect of the dust emissions, and/or

b) Receipt of complaints from neighbours or the public, and/or

c) Where relevant written advice from an experienced officer of the Waikato Regional Council or the Waikato District Health Board has been issued.

Reinstatement

47. All areas of bare earth (no longer required for construction purposes) shall be stabilised, revegetated or regrassed as soon as practicably possible.

Archaeological – Accidental Discovery Protocol (ADP)

48. If, at any time during site works, sensitive materials (koiwi/human remains, an archaeology site, a Māori cultural artefact or a protected NZ object are discovered, then the following protocol must be followed:
    a) All works must cease in the immediate vicinity (at least 20m from the site of the discovery) and the area of the discovery must be secured including a buffer to ensure all sensitive material remains undisturbed.
    b) The Consent Holder must immediately advise Waipa District Council, Heritage New Zealand Pouhere Taonga and the Police (if human remains are found) and arrange a site inspection with these parties.

c) If the discovery contains koiwi, archaeology or artefacts of Māori origin, representatives from those with mana whenua interest in the area are to be provided information on the nature and location of the discovery.
d) The Consent Holder must not recommence works until the steps set out above have been followed and commencement of works certified by Waipa District Council.

Cultural Effects Management Plan (CEMP)

49. In collaboration with Mana Whenua, a CEMP shall be prepared and submitted to the Waipa District Council's Chief Executive (or nominee) for certification prior to the commencement of construction activities on the site.

50. The objectives of the CEMP are:

    a. To manage the cultural effects of the activities in a manner that is culturally appropriate to Mana Whenua during Construction Works.
    b. To provide a plan to enable Mana Whenua cultural elements including symbolism, artwork and landscaping to be incorporated into the project design.

51. To achieve the objective, the CEMP shall include:

    a. Methods to assist with the management of any cultural effects of these activities,
    b. Identification of activities, sites and areas where cultural monitoring is required during particular construction works on the site;
    c. The methods by which Mana Whenua will be engaged in delivering the cultural elements of the project.
    d. Requirements and protocols for cultural ceremonies to be undertaken prior to the start of the activities in areas Mana Whenua identify as having significance to them, and
    e. Requirements and protocols for cultural inductions for contractors and subcontractors, including training of the cultural monitors by mana whenua approved representatives, and
    f. Identification of personnel to undertake cultural monitoring and the sub-parts of the Project, if any, to which their cultural monitoring responsibilities are limited, and
    g. Details of personnel to assist with management of any cultural effects identified during cultural monitoring, including implementation of the Accidental Discovery Protocol and cultural practices to clear the site.
    h. Comments on any inputs received from Mana Whenua in the preparation of the CEMP and which were not carried through into the finalised CEMP.

Abandoned Works

52. If work on site is abandoned or delayed by a period of more than 3 months, adequate preventative and remedial measures shall be undertaken to control sediment discharge, dust and any adverse visual effects from site debris and shall thereafter be maintained for so long as necessary. In particular the site shall be covered by a vegetative cover which has obtained a density of more than 80% of a normal pasture sward or alternative stabilisation

measures. All other such measures shall be of a type and to a standard which are to the acceptance of the Council's Team Leader – Development Engineering.

SERVICES

Power

53. The consent holder must arrange with a local network electricity operator for the underground reticulation of electricity to serve all lots and pay all costs attributable to such work. The consent holder must submit to the Council written confirmation from the local network operator that satisfactory arrangements have been made for the reticulation of the service to all lots in the subdivision. This is to include if necessary the resiting, repositioning or removal of any electric power lines which exist on the land being subdivided. Where electric power lines are crossing the boundary of any lots, registered easements must be created for such services.

Telecommunications

54. The consent holder must either:

a) Arrange with a telecommunications company for the underground reticulation of telecommunication or fibre optic cables to serve all lots and pay all costs attributable to such work. The consent holder must submit to the Council written confirmation from the telecommunications provider that the reticulation of the service to all lots in the subdivision has been provided. This is to include if necessary the resiting, repositioning or removal of any telecommunication cables which exist on the land being subdivided.

Or:

b) The consent holder must:

i) Submit to the Council written and signed confirmation from a telecommunications provider that all lots can be serviced via wireless or satellite solutions to provide internet and VoIP telephone services; and

ii) Install appropriate ducting to provide for fibre optic cable connections in the future for sign off by Council's Team Leader Consents; and

iii) Arrange to have Council issue a consent notice pursuant to Section 221 of the Resource Management Act 1991, advising future owners that no reticulated telecommunication connections are provided to all lots. Such consent notice shall be either prepared or checked at the cost of the subdividing owner by the Council's solicitors and shall be registered against the relevant titles.

Where telecommunication or fibre optic cables serving any lot are required to cross the boundary of any other lot or lots registered easements must be created for such services.
All work shall be undertaken at the consent holders expense.

Note: *Where telecommunications are to be provided as stated under Condition 3(b), for the avoidance of doubt, all three components (Parts i to iii) must be met.*

Earthworks Completion Report

55. Prior to Section 224 Certification for any Stage, Stages or substages as needed, the consent holder shall submit an Earthworks Completion Report (ECR). The Report shall be prepared by a suitability qualified geotechnical professional and shall demonstrate to the acceptance of the Council's Team Leader – Development Engineering the following matters:

    a) The location, staging and depths of the final cut and fill areas including confirmation that the Geotechnical recommendations contained in Section 8 of the Titus Geotechnical report dated October 2026 have been complied with.
    b) Confirmation of compliance with relevant standards.

    For any lots failing to comply with NZS4431:2022, NZS4404:2010 and Regional Infrastructure Technical Specifications (RITS), the consent holder must arrange to have Council issue a consent notice pursuant to Section 221 of the Resource Management Act 1991, advising future owners of those lots that at the time of building consent, design details on the foundations of the buildings will be required. For those lots that the consent notice is required, the consent notice must read as below:

Water Supply - Design/Construction Plans

56. The consent holder shall submit Design/Construction plans for the water reticulation system to supply the proposed lots and connect to the existing reticulated network as shown on the certified Maven Waikato Proposed Three Waters Staging Plans Drawing C131 to C131-6 Rev A prior to carrying out any construction work required by this consent. The plans may be submitted in stages to align with the staged construction of the project. The Design/Construction plans shall be submitted to Council's Team Leader – Development Engineering (or equivalent person at Waikato Waters) for acceptance and shall be at the consent holder's expense. The submitted plans shall include, but is not limited to:

    a) Reticulation layout;
    b) Pipe size, material and pressure ratings;
    c) Hydrant Locations;
    d) Valves and fittings details;
    e) Connections to service all new lots;
    f) Bedding/service trench details; and
    g) Thrust Block details (if required).

Advice Notes: *The Regional Infrastructure and Technical Specification (RITS) sets out a means of compliance for the design and construction of all Water infrastructure assets.*

Water Supply – Construct

57. The consent holder shall construct water reticulation as per the signed off design/construction submitted under condition XX- Water Supply - Design/Construction Plans above and to the acceptance of Council's Team Leader – Development Engineering (or equivalent person at Waikato Waters) at the consent holder's expense.

Water Supply - Quality assurance certificates

58. Following completion of the water reticulation required under Condition 39 – Water Supply – Construct above, Quality Assurance Certificates from a suitably qualified and experienced professional shall be completed, signed and submitted to Council's Team Leader – Development Engineering (or equivalent person at Waikato Waters) for acceptance.

Advice Notes:

i. To ensure the new infrastructure constructed can connect to council infrastructure safely and comply to the New Zealand Drinking Water Standards 2005 (Revised 2018), the consent holder shall complete a network shutdown request and submit to development engineering, councils shut down applications forms: Shutdown request: WS-WSU-07 a(F) – APPENDIX A and Shutdown methodology: WS-WSU-07 b(F) – APPENDIX B.

ii. As part of these applications requirements, the consent holder will need to provide the compliant pressure and water quality tests 3 days before the selected date. This is to ensure correct notifications to affected parties can be undertaken. The consent holder shall also identify any potential high-risk water users and undertake direct liaison with them.

iii. At the construction phase, once the visible tail down the property boundary installed, a 'tap test' is to be undertaken to confirm correct meter vs property tail. We will be informing this in our pre-construction meetings with the contractor and developers agent outlining the confirmation when necessary. Tap test involves fitting a standard tap to the tail, and having the meter lids open to check meter roll over is occurring to the correct meter.

59. The consent holder may not, before [*date, being three years from decision date*] or any earlier time notified to the consent holder in writing by the Council's Team Leader – Development Engineering (or equivalent person at Waikato Waters):
    a) submit the quality assurance certificates required under condition XX; or
    b) apply for approval to connect to the public water supply system under the Waipā District Water Supply Bylaw 2022 or any water services bylaw that replaces it under the Local Government (Water Services) Act 2025.

60. The Council may, at any time before the consent holder is permitted to submit quality assurance certificates or apply for approval to connect to the Council's water supply system in accordance with this condition of consent, serve notice on the consent holder under section 128(1) of the Resource Management Act 1991 of its intention to review this condition of consent, for the purpose of dealing with any adverse effects on the environment associated with the capacity of the Council's water supply system and the additional demand placed on that system by the consented activities.

***Advice Note**: Following the 1 in 250-year severe weather event in February 2026, critical public water supply infrastructure at Te Tahi near Pirongia sustained significant damage in the event and the plant remains offline. This natural disaster has affected Council's ability to approve new water connections until supply capacity is restored. This is a medium-term issue, and in this context "medium term" is defined as being within a 3 to 10 year timeframe relevant to urban development under the National Policy Statement on Urban Development 2020.*

Water Supply - Submit as-built plans

61. The consent holder shall submit an as-built plan of all water infrastructure including connections to Lots XX to XX. All work shall be to the acceptance of Council's Team Leader – Development Engineering (or equivalent person at Waikato Waters), and shall be at the consent holder's expense.

Wastewater - Design/Construction Plans

62. The consent holder shall submit Design/Construction plans for the wastewater pump station and gravity wastewater reticulation system to supply the proposed lots and connect to the existing reticulated network as shown on the certified Maven Waikato Proposed Three Waters Staging Plans Drawing C131 to C131-6 Rev A prior to carrying out any construction work required by this consent. The plans may be submitted in stages to align with the staged construction of the project. The Design/Construction plans shall be submitted to Council's Team Leader – Development Engineering (or equivalent person at Waikato Waters) for acceptance and shall be at the consent holder's expense. The submitted plans shall include, but is not limited to:

    a) Flow direction and grades;
    b) Pipe sizing and material;
    c) Bedding details;
    d) Manhole sizing and details;
    e) Longitudinal sections;
    f) Connections to service all new lots;
    g) Pump sizing details;
    h) Telemetry and electrical schematic details;
    i) Scour/air valve locations and details;
    j) Odor control details; and
    k) Seismic Resiliency details.

Wastewater - Pump Station and Reticulation - Construct

63. The consent holder shall construct wastewater gravity reticulation as per the accepted design/construction plans submitted under condition XX - Wastewater - Design/Construction Plans above and to the acceptance of Council's Team Leader – Development Engineering (or equivalent person at Waikato Waters) at the consent holder's expense.

Wastewater - Quality assurance certificates

64. Following completion of the wastewater gravity reticulation required under Condition XX - Wastewater - Pump Station and Reticulation - Construct above, Quality Assurance Certificates from a suitably qualified and experienced professional shall be completed, signed and submitted to Council's Team Leader – Development Engineering (or equivalent person at Waikato Waters) for acceptance.

Advice Note: *Where ADR telemetry alarms are used, the consent holder shall provide Council the contact information of the operation and maintenance contractor who will be receiving alarms.*

Wastewater - Submit As-built plans

65. As-built plans and information of all Wastewater infrastructure assets, which are to be vested in Council, shall be provided to the acceptance of Council's Team Leader – Development Engineering (or equivalent person at Waikato Waters) and shall be at the consent holder's expense.

Advice Notes:

i. The Regional Infrastructure and Technical Specification (RITS) sets out a means of compliance for the design and construction of all Wastewater infrastructure assets.

ii. Draft As-built plans and information of all infrastructure assets, which are to be vested in Council, shall be provided prior to the final inspection followed by a final set for 224 sign off. This information is a statutory requirement. The Regional Infrastructure and Technical Specification (RITS) has an acceptable standard for the recording of all council assets.

Stormwater – Design/Construction Plans

66. The consent holder shall submit Design/Construction plans for the stormwater reticulation system to supply the proposed lots as shown on the certified Maven Waikato Proposed Three Waters Staging Plans Drawing C131 to C131-6 Rev A prior to carrying out any construction work required by this consent. The plans may be submitted in stages to align with the staged construction of the project. The Design/Construction plans shall be submitted to Council's Team Leader – Development Engineering (or equivalent person at Waikato Waters) for acceptance and shall be at the consent holder's expense. The submitted plans shall include:

    a) Flow direction and grades;
    b) Pipe sizing and material;
    c) Longitudinal sections;
    d) Overland flow paths;
    e) Riprap details;
    f) Receiving network outlet details;
    g) Bedding details;
    h) Manhole sizing and details;
    i) Green Infrastructure details (swales, raingarden, tree pits, proposed on lot tanks and wetland details);
    j) Connections, including rodding eyes, to service all new lots; and
    k) Temporary stormwater devices.

Advice Notes:

i. The Regional Infrastructure and Technical Specification (RITS) sets out a means of compliance for the design and construction of all stormwater infrastructure assets.

ii. All private stormwater infrastructure shall comply with Waipa District Council's Stormwater Bylaw 2019:

Section 7: Protection of Land Drainage Systems – Item 7.5; and
Section 9: Private Stormwater Systems - All items.

Stormwater – Construct

67. The consent holder shall construct the stormwater reticulation as per the signed off design/construction plans under Condition XX – Stormwater - Design/Construction Plans above and to the acceptance of Council's Team Leader – Development Engineering (or equivalent person at Waikato Waters) at the consent holder's expense.

Advice Notes: *Confirmation of Council's inspections shall be made at the Pre-Construction Meetings. Council's Engineers require a minimum of 48 hours' notice prior to an inspection.*

Stormwater - Quality assurance certificates

68. Following completion of the stormwater reticulation required under Condition XX - Stormwater - Construct above, Quality Assurance Certificates from a suitably qualified and experienced professional shall be completed, signed and submitted to Council's Team Leader – Development Engineering (or equivalent person at Waikato Waters) for acceptance.

Stormwater - As-built Plans

69. As-built plans and information of all stormwater infrastructure assets provided under Conditions XX to XX (Design/Construct/QA), which are to be vested in Council, shall be provided to the acceptance of Council's Team Leader – Development Engineering (or equivalent person at Waikato Waters) and shall be at the consent holder's expense.

Advice Notes: *Draft As-built Plans and information of all infrastructure assets, which are to be vested in Council, shall be provided prior to the final inspection followed by a final set for Section 224 sign off. This information is a statutory requirement.*

Stormwater - Operations and Maintenance (public)

70. The Consent Holder shall provide a Stormwater Operation and Maintenance Plan ('SOMP') for the stormwater management system. The objective of the SOMP shall be to outline specific operation and maintenance procedures to be implemented to ensure the long term effectiveness of the stormwater system in achieving the design stormwater management treatment and attenuation functions. The SOMP shall provide for all operational, maintenance, planting and monitoring measures associated with the stormwater discharge activity authorised and may include but not be limited to:

    a) A programme for regular monitoring and inspection of the stormwater management system including details of monitoring and inspection frequency;
    b) A programme for the regular collection and disposal of debris and sediment collected by the stormwater management devices to ensure that attenuation volumes are not compromised and that appropriate contaminant removal procedures are established;

c) Inspection checklists for all aspects of the stormwater management system including monitoring and maintenance of water quality and vegetation;
d) Details of who will be responsible for the operation and maintenance works; and
e) Details of recording and reporting of operation and maintenance activities.

The SOMP shall be submitted to the Council's Team Leader – Development Engineering for acceptance within 1 month of the commencement of the subdivision construction earthworks activities at the site and shall be implemented on site for the duration of the stormwater diversion and discharge activities.

Any changes to the accepted SOMP shall be confirmed in writing by the consent holder and signed off in writing by the Council's Team Leader – Development Engineering prior to the implementation of any changes proposed.

Advice Note: *Council have a standard OMMP procedure they are adopting and can provided on request.*

CCTV - new reticulation

71. The consent holder shall conduct a CCTV survey of all public and private wastewater and/or stormwater reticulation constructed for the proposed subdivision, to assess, but not be limited to, pipe condition, pipe jointing, and gradient variations. The CCTV survey shall be submitted for sign off to Council's Team Leader – Development Engineering to Council's CCTV recording system, "Retic Manager Ltd". The following matters shall also be included when submitting "Retic Manager Ltd":

    a) CCTV report from a suitably qualified professional;
    b) Details on each separate pipeline surveyed highlighting any defects and damages found; and
    c) Suggested remedies for the repair/elimination of defects found.

Advice Notes:

i. *All work shall be carried out in accordance with the Guidelines as set out in the New Zealand Pipe Inspection Manual 2019 (4th Edition) and be at the consent holders expense.*

ii. *All Councils gravity reticulation systems are submitted through to Retic Manager Ltd. Submitters must register to upload through https://reticmanager.com/app/account/login. There is no upload application fee applicable for submissions to Retic Manager Ltd, although there will be a review charge associated with Development Engineering's audit.*

ENVIRONMENTAL

Lizard Management Plan (LMP)

72. At least 20 working days prior to the date construction work (including earthworks) is commenced on site, a Lizard Management Plan (LMP) shall be provided to Waipa District Council's Chief Executive or nominee for certification that the plan meets the objectives in Condition XX (a) and (b). The LMP shall be based on the draft Lizard Management Plan dated September 2026 (v3) prepared by Phoenix Ecology and provided with the Substantive Application (SA).

73. The objectives of the LMP shall be to:

    a. Avoid as far as practicable the mortality or injury to any lizard in the project site; and
    b. Minimise other adverse effects on indigenous lizards within the project site.

74. The LMP shall, as a minimum, address the following matters:

    a. The identification of all potential lizard habitat across the site including microhabitats that may provide suitable refugia.
    b. Incidental discovery protocols in the event that a lizard is observed during on-site works.
    c. A description of the lizard search and salvaging methodology to be employed on the project.
    d. A description of site induction protocols to be in place for project contractors to ensure all employees and staff are aware of the procedures to be followed should there be an incidental discovery of lizards.
    e. A description of the relocation triggers and methodology, including transfer methods, relocation site selection and habitat enhancement measures within the relocation site.
    f. Contingency and adaptive management measures.
    g. Any protection mechanisms to ensure the relocation sites are maintained.
    h. Reporting mechanisms.
    i. Measures to ensure consistency with requirements of the Wildlife Act 1953.

The Lizard Management Plan must be updated as required to meet the objective of set out in condition XX (a-b).

Ecological Management Plan (EMP)

75. At least 20 working days prior to the date construction work (including earthworks) is commenced on site, an Ecological Management Plan (EMP) shall be provided to Waipa District Council's Chief Executive or nominee for certification that the plan meets the objectives in condition XX (a) and (b). The EMP shall comprise a Bat Management Plan and a Bird Management Plan, each of which can be provided to Council and certified separately or in combination with each other. The EMP shall be based on the draft Ecological Management Plan (v2) dated September 2026 prepared by Phoenix Ecology and provided with the Substantive Application.

76. At least 15 working days prior to the EMP being sent in for certification to the Waipa District Council, the Consent Holder shall provide a draft copy to the Department of Conservation and invite their comments on it. If no response is received within 15 working days, the

Consent Holder shall provide a copy of the EMP to the Waipa District Council's Chief Executive (or nominee). The EMP submitted for certification shall include any comments received on the EMP and how they were addressed by the Consent Holder.

77. The objectives of the EMP shall be to:

    a. Provide clear guidance on measures to avoid injury and mortality to long tailed bats during vegetation removal and site construction and effects management measures to minimise disturbance to long-tailed bats caused by the loss of habitat and artificial light and noise.
    b. Provide clear guidance on measures to avoid injury and mortality to birds during vegetation removal and effects management measures to minimise indirect effects and habitat loss.

78. The EMP shall, as a minimum, address the following matters:

    a. A discussion of ecological values and habitats at the site.
    b. A summary of potential adverse ecological effects.
    c. A Bat Management Plan (BMP) must be formulated and updated as required to meet the objective set out in condition XX (a) and be prepared by a suitably qualified bat expert.
    d. Prior to vegetation clearance and site construction, the consent holder shall provide a map identifying all trees (alive and standing dead) that are 15 cm DBH (Diameter at Breast Height); and
    e. A pre-felling survey method for trees identified in (d) above that is consistent with the Department of Conservation "Protocols for minimising the risk of felling occupied bat roosts", produced by the NZ DOC Bat Recovery Group 2024), or any update to that document.
    f. The effects management measures contained in the BMP shall include
        i. No lighting shall be placed within the SNA remnant or restoration areas,
        ii. Within the Lighting Control Area as shown on the Plan included as **Schedule Two** lighting levels shall not exceed 0.3 lux at either the Lot or Unit Title boundary or at the edge of the road corridor.
        iii. Light screen planting shall be established within the road reserve adjacent to the SNA within Stage 2C and Stage 4 and adjacent to the Key Habitat Area (mature trees) in Stage 1C as shown on the Plan included as **Schedule Two**. The light screen shall comprise vegetation capable of growing at least 6 m in height along the side of the road reserve closest to the SNA. The planting shall take account of public safety requirements.
        iv. Outdoor lights shall be blue filtered and have a temperature of no more than 2700K within the Lighting Control Areas set out on the Plan attached as **Schedule Two,**
        v. Buildings and other structures within the Lighting Control Area surrounding the SNA shall utilise non-reflective surfaces where possible.
        vi. Lights shall be fully downward facing with zero upward light output.
        vii. Security lighting shall be controlled by a motion sensor with a maximum 5 minute timer.

viii. Lighting shall be designed in accordance with the latest iteration of the NZ DOC Bat Recovery Group best practice lighting design principles.

g. A Bird Management Plan that outlines measures to avoid injury and mortality to birds during vegetation removal, and effects management measures to minimise indirect effects and habitat loss.
h. An outline of adaptive management measures where required.
i. Details of monitoring and reporting requirements.

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

Certification

79. Where any condition of this resource consent requires the consent holder to submit a document to the WDC for 'certification' the process set out in clauses (a) to (e) shall be followed by the consent holder:

a) The consent holder shall supply the document to the Waipa District Council (WDC) who will assess the documentation submitted to ensure that it achieves the requirements of the relevant condition(s) of consent;
b) Should the document(s) supplied in accordance with clause (a) of this condition, in the opinion of the WDC meet the requirements of the relevant condition(s), the WRC will issue a written confirmation (which shall constitute 'the certificate') to the consent holder that the requirements of the relevant condition(s) have been satisfied;
c) If the WDC is not satisfied that the document(s) supplied in accordance with clause (a) achieves the requirements of the relevant condition(s), the WDC shall advise the consent holder in writing of the changes, including additional information or measures, it considers necessary to meet the requirements of the relevant condition(s) and ask that the document(s) be modified so as to address the concerns, and then be resubmitted;
d) This process shall be repeated until the WDC is able to certify that the requirements of the applicable condition(s) have been satisfied; and

80. The consent holder shall exercise this resource consent in accordance with:
    a. The conditions of this resource consent; and
    b. A certified version of all documents required by the conditions of this resource consent.

CONDITIONS SPECIFIC TO PARTICULAR STAGES / LOTS

Stage 0

81. The Land Transfer Plans to give effect to the Stage 0 Fee simple superlot subdivision consent must be in general accordance with the following plans prepared by Maven Waikato, submitted with application XXXX, unless otherwise altered by the consent conditions:

a) Scheme Plan Stage 0, Plan Reference C150-1 to C150-4 (Rev A) inclusive

A copy of the certified plans are attached.

Creation of Easements

82. The easements shown on the subdivision plan prepared by Maven Waikato submitted with application XXXXX must be created and duly granted or reserved.

83. Unless agreed otherwise with Councils Development Engineer, the accessway shown as proposed easements A and C on Lot 1001, easement B on Lot 1002, easement D on Lot 1004, easement E on Lot 2001, easement F on Lot 2002, easement G on Lot 2003, easement H on Lot 2004 shall:

    a) Be at least 6 m wide,
    b) Have a minimum 150 mm thick metalled (GAP40) carriageway at least 3.5 m wide; and
    c) Have passing bays not exceeding 80 m apart with minimum extra widening of 2 m, have good intervisibility, and a length of approximately 15 m (depending on alignment).

    If the works required by condition XX are deferred, then a Consent Notice shall be imposed on Lot 1002, Lot 1001, Lot 1004, Lot 2001, Lot 2002, Lot 2003 and Lot 2004 in accordance with condition 86 (b).

Land Covenant

84. That prior to certification under section 224(c) of the Resource Management Act, the Consent Holder shall register a covenant over easement Area BA as shown on Maven Waikato plan C150-4 Rev A. The covenant shall state that Area BA is a Significant Natural Area (SNA) and shall be stock free and that all native vegetation within Area BA is protected.

Stage 1A and 1D

General

85. The Land Transfer Plans to give effect to the Stage 1A, 1B and 1D fee simple subdivision consent must be in general accordance with the following plans prepared by Maven Waikato, submitted with application XXXXXXXX, unless otherwise altered by the consent conditions:

    b) Scheme Plan Stage 1, Plan Reference C151-1 to C151-8 (Rev B) inclusive

    A copy of the certified plans are attached.

Creation of Easements

86. The easements shown on the subdivision plan prepared by Maven Waikato drawing C151-2 (Rev B) submitted with application XXXXX must be created and duly granted or reserved.

Land Covenants

87. That prior to certification under section 224(c) of the Resource Management Act, the Consent Holder shall register a land covenant for a landscaping buffer strip over those Lots listed in the Land Covenants table on Maven Waikato drawing C151-2 Rev B.

88. That prior to the issue of a certificate pursuant to section 224(c) of the Resource Management Act 1991, the consent holder shall ensure that a land covenant in the form set out in Schedule 6 is registered against each of the lots identified in Schedule 4. Evidence of the registration of the covenant shall be provided to the Council.

Amalgamation Conditions

89. Pursuant to section 220(1)(b)(iv) of the Resource Management Act 1991, that Lot 6001 hereon (legal access), be held as eleven undivided one-eleventh shares by the owners of Lots 1 – 10 and 12 hereon as tenants in common in the said shares and that individual records of title be issued in accordance therewith.

90. Pursuant to section 220(1)(b)(iv) of the Resource Management Act 1991, that Lot 6002 hereon (legal access), be held as twelve undivided one-twelfth shares by the owners of Lots 13, and 17 - 27 hereon as tenants in common in the said shares and that individual records of title be issued in accordance therewith.

91. Pursuant to section 220(1)(b)(iv) of the Resource Management Act 1991, that Lot 6003 hereon (legal access), be held as ten undivided one-tenth shares by the owners of Lots 43-52 hereon as tenants in common in the said shares and that individual records of title be issued in accordance therewith.

92. Pursuant to section 220(1)(b)(iv) of the Resource Management Act 1991, that Lot 6004 hereon (legal access), be held as ten undivided one-tenth shares by the owners of Lots 53-62 hereon as tenants in common in the said shares and that individual records of title be issued in accordance therewith.

93. Pursuant to section 220(1)(b) of the Resource Management Act 1991, that Lot 5008 hereon be transferred to the owner of Lot 2001 hereon and that one record of title be issued to include both parcels.

Consent notices

94. The following conditions shall be registered as Consent Notices on the relevant titles in accordance with Section 221 of the Resource Management Act for the relevant lots in Stage 1:
    a) All buildings used for residential activity that are located within the SH3 Acoustic Insulation Area as shown on the plan in **Schedule Three**, shall be insulated so that it achieves a noise level inside habitable rooms (including bedrooms) of 40 dB LAeq (24 hr).
    b) That at the time of granting subdivision consent, the physical accessway works required within compulsory easements A, B, C and D within Lots 1001, 1002 and 1004 to serve Lots 2001, 2002, 2003, 2004 and 4000 were not constructed. Prior to giving

effect to any land use change, land use consent or building consent, the owner or future owners of Lots 2001, 2002, 2003, 2004 and 4000 must demonstrate to the Waipa District Council Development Engineer or delegate that the accessway within compulsory easements A, B, C and D within Lots 1001, 1002 and 1004 to serve Lots 2001, 2002, 2003, 2004 and 4000 is formed to Council standards for the intended landuse or building use and is constructed at the consent holders expense.

Stage 1B, 1D and 1E

General

95. The Land Transfer Plans to give effect to the Stage 1B, 1D and 1E fee simple subdivision consent must be in general accordance with the following plans prepared by Maven Waikato, submitted with application XXXXXXXX, unless otherwise altered by the consent conditions:

    c) Scheme Plan Stage 1B, 1D and 1E, Plan Reference C151-6 to C151-8 (Rev B)

    A copy of the certified plans are attached.

Stage 1C & 1E

General

96. The Land Transfer Plans to give effect to the Stage 1C and 1E Unit title subdivision consent must be in general accordance with the following plans prepared by Maven Waikato, submitted with application XXXXXXXX, unless otherwise altered by the consent conditions:

    d) Scheme Plan Stage 1C and 1E, Plan Reference C151-9 to C151-15 inclusive

    A copy of the certified plans are attached.

Creation of Easements

97. The easements shown on the subdivision plan prepared by Maven Waikato submitted with application XXXXX must be created and duly granted or reserved.

98. That certification under section 224(c) of the Resource Management Act must have been obtained for the Stage 1 subdivision (SP XXXXXXX), prior to the approval of this stage (Stage 1C and 1E) under section 224(f) of the Resource Management Act and section 32(2) of the Unit Title Act.

99. The consent holder must only apply for certification under section 224(f) of the Resource Management Act and section 32(2) of the Unit Title Act after giving substantial effect to the construction of PU 1001 to PU 1043 and PU 1044 to PU 1043 in land use consent XXXXXXX.

For the purposes of this condition 'substantial effect' means the following:

- For single stand alone dwellings, it means the completion of the floor slab:
- For duplex units, it means the completion of the floor slab; and
- For apartments, it means the completion of the floor slab and the erection of the building framing.

Stage 2A

General

100. The Land Transfer Plans to give effect to the Stage 2A Unit title subdivision consent must be in general accordance with the following plans prepared by Maven Waikato, submitted with application XXXXXXXX, unless otherwise altered by the consent conditions:

e) Scheme Plan Stage 2A, Plan Reference C152-1 to C152-6 inclusive

A copy of the certified plans are attached.

Creation of Easements

101. The easements shown on the subdivision plan prepared by Maven Waikato submitted with application XXXXX must be created and duly granted or reserved.

102. That certification under section 224(c) of the Resource Management Act must have been obtained for the Stage 0 subdivision (SP XXXXXXX), prior to the approval of this stage (Stage 2A) under section 224(f) of the Resource Management Act and section 32(2) of the Unit Title Act.

103. The consent holder must only apply for certification under section 224(f) of the Resource Management Act and section 32(2) of the Unit Title Act after giving substantial effect to the construction of PU 2001 to PU 2073 in land use consent XXXXXXX.

For the purposes of this condition 'substantial effect' means the following:
- For single stand alone dwellings, it means the completion of the floor slab:
- For duplex units, it means the completion of the floor slab; and
- For apartments, it means the completion of the floor slab and the erection of the building framing.

Land Covenants

104. That prior to certification under section 224(c) of the Resource Management Act, the Consent Holder shall register a land covenant for landscaping buffer strip AW over Lot 2001 on Maven Waikato drawing C151-2 Rev B.

105. That prior to the issue of a certificate pursuant to section 224(c) of the Resource Management Act 1991, the consent holder shall ensure that a land covenant in the form

set out in **Schedule 6** is registered against each of the lots identified in **Schedule 4.** Evidence of the registration of the covenant shall be provided to the Council.

Pedestrian path

106. The pedestrian path from Greenhill Drive to Racecourse Road shall be completed prior to the occupancy of any accommodation within Stage 2A.

Stage 2B

General

107. The Land Transfer Plans to give effect to the Stage 2B Unit title subdivision consent must be in general accordance with the following plans prepared by Maven Waikato, submitted with application XXXXXXXX, unless otherwise altered by the consent conditions:

f) Scheme Plan Stage 2B, Plan Reference C152-7 to C152-10 inclusive

A copy of the certified plans are attached.

Creation of Easements

108. The easements shown on the subdivision plan prepared by Maven Waikato submitted with application XXXXX must be created and duly granted or reserved.

109. That certification under section 224(c) of the Resource Management Act must have been obtained for the Stage 1 subdivision (SP XXXXXXX), prior to the approval of this stage (Stage 2B) under section 224(f) of the Resource Management Act and section 32(2) of the Unit Title Act.

110. The consent holder must only apply for certification under section 224(f) of the Resource Management Act and section 32(2) of the Unit Title Act after giving substantial effect to the construction of PU 2074 to PU2136 in land use consent XXXXXXX.

For the purposes of this condition 'substantial effect' means the following:

- For single stand alone dwellings, it means the completion of the floor slab:
- For duplex units, it means the completion of the floor slab; and
- For apartments, it means the completion of the floor slab and the erection of the building framing.

Land Covenants

111. That prior to certification under section 224(c) of the Resource Management Act, the Consent Holder shall register a land covenant for landscaping buffer strip AX over Lot 2002 on Maven Waikato drawing C151-2 Rev B.

112. That prior to the issue of a certificate pursuant to section 224(c) of the Resource Management Act 1991, the consent holder shall ensure that a land covenant in the form set out in **Schedule 6** is registered against each of the lots identified in **Schedule 4.** Evidence of the registration of the covenant shall be provided to the Council.

Stage 2C

General

113. The Land Transfer Plans to give effect to the Stage 2C Unit title subdivision consent must be in general accordance with the following plans prepared by Maven Waikato, submitted with application XXXXXXXX, unless otherwise altered by the consent conditions:

g) Scheme Plan Stage 2C, Plan Reference C152-11 to C152-14 inclusive

A copy of the certified plans are attached.

Creation of Easements

114. The easements shown on the subdivision plan prepared by Maven Waikato submitted with application XXXXX must be created and duly granted or reserved.

115. That certification under section 224(c) of the Resource Management Act must have been obtained for the Stage 1 subdivision (SP XXXXXXX), prior to the approval of this stage (Stage 2C) under section 224(f) of the Resource Management Act and section 32(2) of the Unit Title Act.

116. The consent holder must only apply for certification under section 224(f) of the Resource Management Act and section 32(2) of the Unit Title Act after giving substantial effect to the construction of PU 2137 to PU2200 in land use consent XXXXXXX.

For the purposes of this condition 'substantial effect' means the following:

- For single stand alone dwellings, it means the completion of the floor slab:
- For duplex units, it means the completion of the floor slab; and
- For apartments, it means the completion of the floor slab and the erection of the building framing.

Land Covenants

117. That prior to certification under section 224(c) of the Resource Management Act, the Consent Holder shall register a land covenant for landscaping buffer strip AY over Lot 2003 on Maven Waikato drawing C151-2 Rev B.

118. That prior to the issue of a certificate pursuant to section 224(c) of the Resource Management Act 1991, the consent holder shall ensure that a land covenant in the form

set out in **Schedule 6** is registered against each of the lots identified in **Schedule 4**. Evidence of the registration of the covenant shall be provided to the Council.

Stage 3

General

119. The Land Transfer Plans to give effect to the Stage 3 Unit title subdivision consent must be in general accordance with the following plans prepared by Maven Waikato, submitted with application XXXXXXXX, unless otherwise altered by the consent conditions:

h) Scheme Plan Stage 3, Plan Reference C153-1 to C153-3 inclusive

A copy of the certified plans are attached.

Creation of Easements

120. The easements shown on the subdivision plan prepared by Maven Waikato submitted with application XXXXX must be created and duly granted or reserved.

121. That certification under section 224(c) of the Resource Management Act must have been obtained for the Stage 0 subdivision (SP XXXXXXX), prior to the approval of this stage (Stage 3) under section 224(f) of the Resource Management Act and section 32(2) of the Unit Title Act.

122. The consent holder must only apply for certification under section 224(f) of the Resource Management Act and section 32(2) of the Unit Title Act after giving substantial effect to the construction of PU 3001 to PU3044 in land use consent XXXXXXX.

For the purposes of this condition 'substantial effect' means the following:

- For single stand alone dwellings, it means the completion of the floor slab:
- For duplex units, it means the completion of the floor slab; and
- For apartments, it means the completion of the floor slab and the erection of the building framing.

Stage 4

General

123. The Land Transfer Plans to give effect to the Stage 4 Unit title subdivision consent must be in general accordance with the following plans prepared by Maven Waikato, submitted with application XXXXXXXX, unless otherwise altered by the consent conditions:

A) Scheme Plan Stage 4, Plan Reference C154-1 to C154-3 inclusive

A copy of the certified plans are attached.

Creation of Easements

124. The easements shown on the subdivision plan prepared by Maven Waikato submitted with application XXXXX must be created and duly granted or reserved.

125. That certification under section 224(c) of the Resource Management Act must have been obtained for the Stage 1 subdivision (SP XXXXXXX), prior to the approval of this stage (Stage 4) under section 224(f) of the Resource Management Act and section 32(2) of the Unit Title Act.

126. The consent holder must only apply for certification under section 224(f) of the Resource Management Act and section 32(2) of the Unit Title Act after giving substantial effect to the construction of PU4001 to PU4036 in land use consent XXXXXXX.

For the purposes of this condition 'substantial effect' means the following:

a) For single stand alone dwellings, it means the completion of the floor slab:
b) For duplex units, it means the completion of the floor slab; and
c) For apartments, it means the completion of the floor slab and the erection of the building framing.

Private Way/Road Design and Construction Plans

127. The consent holder shall submit Design/Construction plans for the Proposed Private Ways/Roads shown on the certified scheme plan. The Design/Construction plans shall be submitted to Council for sign off prior to carrying out any construction work required by this consent. All work associated with the Private Way shall be designed, constructed and completed to the acceptance of the Council's Team Leader – Development Engineering, and at the consent holders expense. The submitted plans shall include, but is not limited to:

a) Pavement design;
b) Longitudinal sections;
c) Disposal of stormwater including all structures and erosion control;
d) Common services trench; and
e) Surface treatment.

Advice Note: *The Council's standards are set out in the Regional Infrastructure and Technical Specification (RITS) and provide a means of compliance for acceptance.*

Quality assurance certificates

128. Following completion of the Private ways required under Condition XX - Private Way Design and Construction above, Quality Assurance Certificates from a suitably qualified and experienced professional shall be completed, signed and submitted to Council's Team Leader – Development Engineering for acceptance.

Advice Notes:

a) *A copy of the Stormwater management plan can be obtained through a request to Council.*

b) *Any work that is required to be carried out shall be in accordance with the Regional Infrastructure and Technical Specification (RITS) and shall be at the consent holders expense.*

c) All private stormwater infrastructure shall comply with Waipa District Council's Stormwater Bylaw 2019; Section 7: Protection of Land Drainage Systems – Item 7.5 Section 9: Private Stormwater Systems - All items

d) *The vehicle crossing standards are set out in the Regional Infrastructure and Technical Specification (RITS).*

e) *All entrance work within the road corridor is only to be carried out by a Waipa District Council certified Contractor. A vehicle crossing application will need to be completed. There is no additional application fees associated with this application.*

f) *All contractors or persons undertaking work in the road corridor, for which reinstatement work will be necessary, are required to make a Corridor Access Request (CAR) via the Submitica web site (www.submitica.com). A Traffic Management Plan for the works shall be submitted with the CAR.*

g) *Once the section 224C completion certificate has been issued by Council for this subdivision, Council will advise the consent holder of property number(s).*

Schedule 1

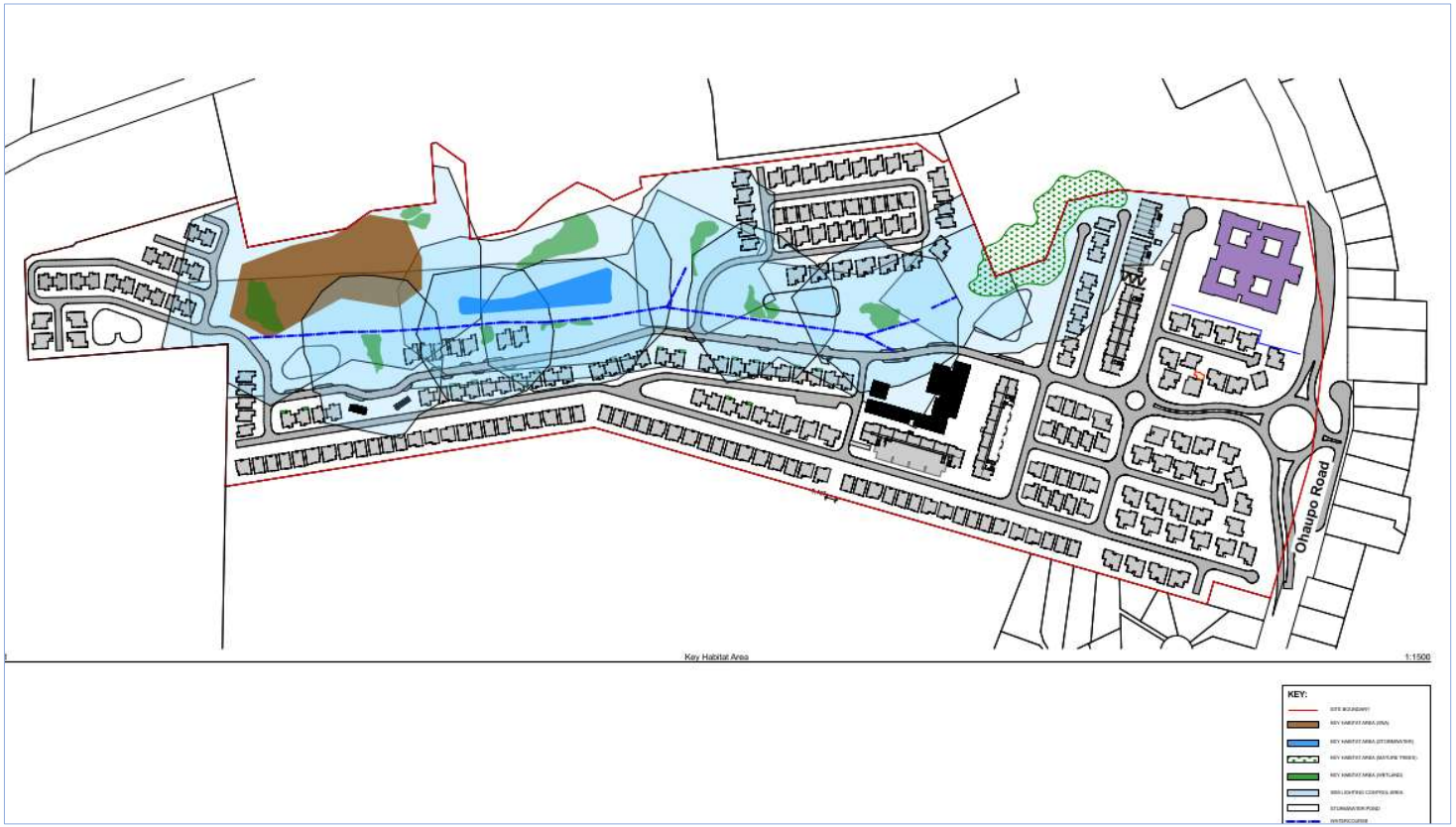
Masterplan



Maven Waikato Proposed Roading Plan Set

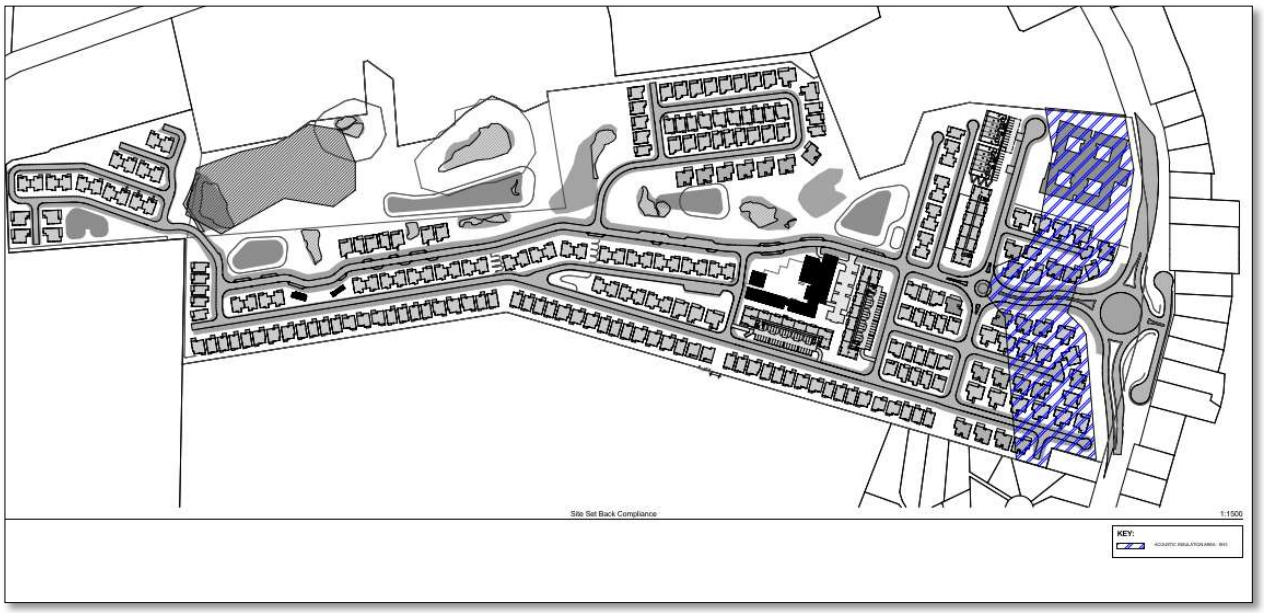


Schedule 2
Lighting Control Areas Plan



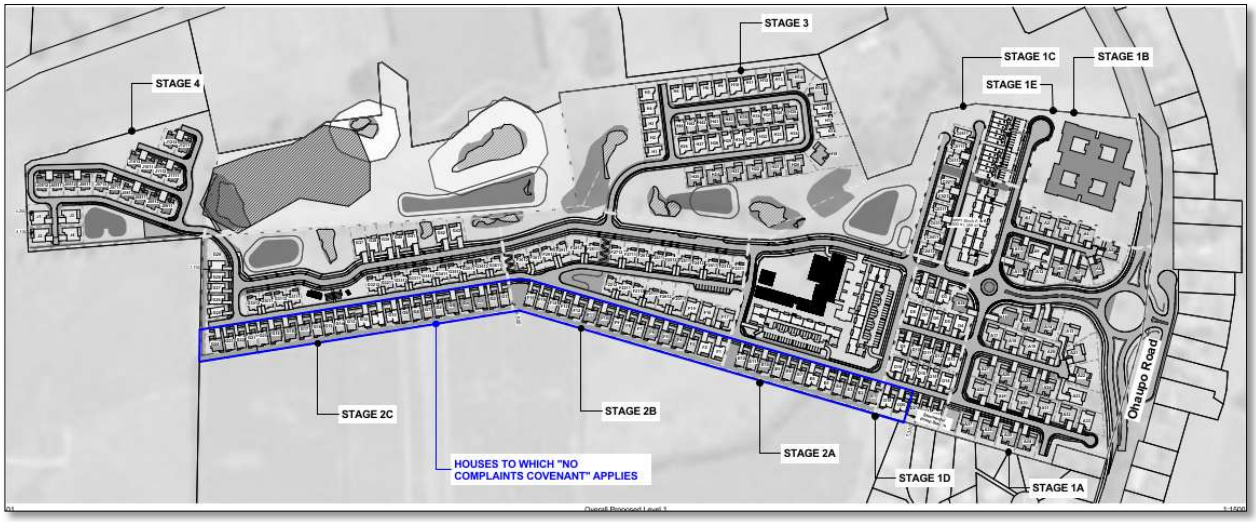
Schedule 3

SH3 Acoustic Insulation plan



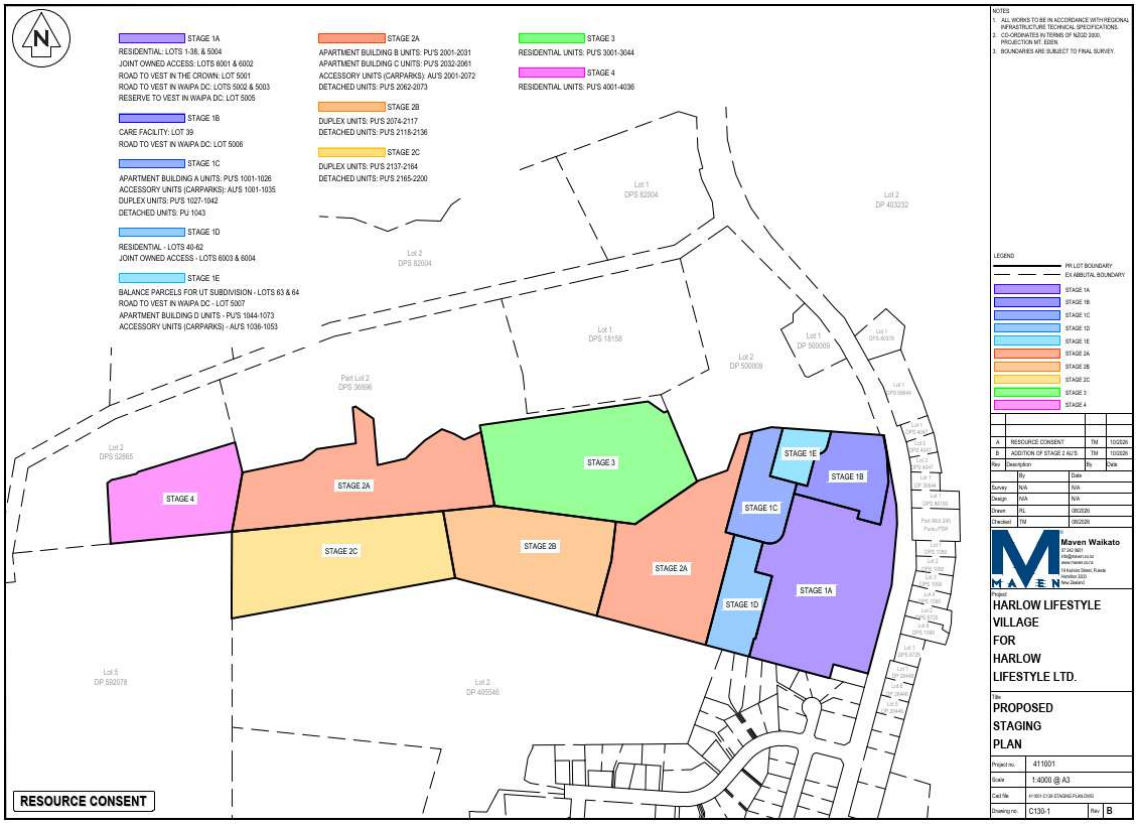
Schedule 4

No Complaints Covenant Area



Schedule 5

Maven Waikato Scheme Plans Rev B



Schedule 6

No Complaints Covenant wording

Appendix One

No Complaints Covenant for a noise sensitive land use activity in the Rural Zone and adjacent to a rural farming activity

1. *That the Owners and Occupiers of the land subject to this covenant shall be advised that there is an existing rural farming activity (kiwifruit orchard) immediately to the south, at 420 Greenhill Drive, Te Awamutu (on Lot 2 DP 405546 comprised in Record of Title Identifier 419464) ("the site").*

   Activities at the site have the potential to create noise, odour, dust, visual, lighting, amenity, shading and traffic effects of a seasonal, temporary or intermittent nature and/or that may extend beyond the boundary of the site.

   These activities include (but are not limited to) the following:

   - *use of machinery, motorised equipment and vehicles;*
   - *use of artificial lighting;*
   - *use of agricultural fertilisers and sprays;*
   - *use (and maintenance) of shelter belts (including replanting), use (and maintenance) of artificial screens, artificial structures, and crop support structures;*
   - *use of bird scarers; and*
   - *use of frost fans.*

2. *The Owners and any Occupiers of the land subject to this covenant shall not (whether directly or indirectly):*

   (a) Make nor lodge; nor

   (b) Be party to (including by lobbying others);

   Any complaints in regard to any permitted and/or lawfully established farming activities at the site (including activities associated with the kiwifruit orchard).

   This does not prevent complaints or action where the Activity is unlawful, materially non-compliant with its consents or permits, or creates an immediate material risk to health and safety.

3. *This Covenant shall automatically expire, cease to have any further effect, and be deemed extinguished immediately upon the occurrence of either of the following events (whichever occurs first):*

   (a) The specific portion of the land within Record of Title 419464 ("the site") that directly abuts the boundary of the land subject to this Covenant permanently ceases to be used for orchard or horticultural activities; or

   (b) The site as a whole permanently ceases to be used for rural farming or horticultural activities.

For the avoidance of doubt, the cessation of orchard activities on the land immediately adjacent to the covenanted land's boundary shall permanently trigger this expiry, regardless of whether horticultural or farming activities continue on more distant parts of the site.

4. *Following expiry under clause 3, the owner of the burdened land shall be entitled, at their own cost, to register a surrender of this covenant against the relevant Records of Title/s.*

Advisory Notes

Resource Consent No: XXXXXXXX

1 All earthworks associated with any development of land should be undertaken in accordance with the following matters:

i) All earthworks be carried out so as to provide sound foundations as required under NZS 4431:2022 and avoid any hazard to persons or property;

ii) All earthworks be carried out so as to avoid or mitigate any detrimental effect on the environment particularly with regard to the unnecessary destruction of vegetation, the contamination of natural water or the diversion of surface or ground water flows;

iii) The existing landform not be altered in such a manner that adjoining properties will be detrimentally affected particularly through changes in drainage systems or abrupt changes in ground level.

2 This consent does not absolve any responsibility of the consent holder to comply with the provisions of the Waikato Regional Plan. A copy of any consents approved by the Waikato Regional Council should be supplied to Waipa District Council.

3 Once the Section 224C completion certificate has been issued by Council for this subdivision, Council will advise the consent holder of property number(s). Entrances are required to be accurately numbered in accordance with the Rural and urban addressing standard, AS/NZS4819:2011. To conform to the above standard, the existing property numbering may need to change.

4 If potential contamination is identified during works (accidental discovery), such as asbestos containing material (ACM) or visually impacted or odorous soils identified, the Site Manager must contact a suitably qualified and experienced practitioner (SQEP) to assess the nature of the material.

5 If any building/ structure that is being demolished may have asbestos containing materials (ACM) in it:

a) The consent holder has obligations under the relevant regulations for the management and removal of asbestos, including the need to engage a Competent Asbestos Surveyor to confirm the presence or absence of any ACM.
b) Work may have to be carried out under the control of person holding a WorkSafe NZ Certificate of Competence (CoC) for restricted works.
c) If any ACM is found, removal or demolition will have to meet the Health and Safety at Work (Asbestos) Regulations 2016.
d) Information on asbestos containing materials and your obligations can be found at www.worksafe.govt.nz. If ACM is found on site following the demolition or removal of the existing buildings you may be required to remediate the site and carry out validation

sampling. Dependent on the amount of soil disturbance a further consent application may be required.

Table 1: Technical Reports		
Location	**Title / Author**	**Synergy: Date / Rev**
Appendix 6	Design Statement and Architecture Plans – Pacific Environments Ltd	27/10/2026
Appendix 7	Staging and Subdivision Scheme Plans / Maven	October 2026 – Rev B
Appendix 8	Retirement Economic and Market Analysis / Webster Research	15/09/2026 – Rev 5
Appendix 9	Growth Cell Capacity Analysis - BBO	23/09/2026 – V1
Appendix 10	Economics Assessment / Insight Consultants	25/09/2026
Appendix 11	Geotechnical Assessment Report / Titus Consultants	27/10/2026 – Rev B1
Appendix 12	Ground Water Effects Report – WGA Consultants	27/10/2026 – Rev D
Appendix 13	Land Use Capability Assessment / Landsystems	02/10/2026
Appendix 14	NPS-HPL Assessment / AgFirst	24/09/2026
Appendix 15	Ecological Assessment Report – Phoenix Ecology	October 2026
Appendix 15a	Ecological Management Plan including Bat, Bird and Fish protocols and management measures / Phoenix Ecology	October 2026
Appendix 15b	Lizard Management Plan / Phoenix Ecology	October 2026
Appendix 15c	Wetland Management and Enhancement Plan / Phoenix Ecology	October 2026
Appendix 16	Integrated Transport Assessment / Boffa Miskell	29/10/2026
Appendix 18	Civil Engineering Plans / Maven	28/10/2026
Appendix 19	Infrastructure Report / Maven	23/10/2026 – Rev A
Appendix 20	Archaeological Assessment / CFG Heritage	28/05/2026
Appendix 21	Detailed Site Investigation / Contaminated Site Investigation	December 2025
Appendix 22	Landscape and Urban Design Assessment – Jack Earl	27/10/2026
Appendix 23	Cultural Values Assessment – Ngāti Apakura	No date