te kaunihera ā-rohe o matamata-piako district council

Kaunihera | Council

Ngā Tāpiritanga – Pūrongo | Attachments – Reports

ATTACHMENTS UNDER SEPARATE COVER

Notice is hereby given that an ordinary meeting of Matamata-Piako District Council will be held on:

Ko te rā | Date: **Wednesday 29 July 2026**
Wā | Time: **9.00**
Meeting Room: **Council Chambers**
Wāhi | Venue: **35 Kenrick Street TE AROHA**

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Submission Details

Submission ID: 836
Name: David King

Please provide your comments below
When I first heard that Fonterra was providing water to Waitoa I was amazed. Then, when I heard they could no longer provide that service, I realised that things change over time. So, I support the proposal to connect Waitoa to Te Aroha water.

Submission Details

Submission ID: 837
Name: Selwyn Martin

Please provide your comments below
We are long time residents of Waitoa with our own bore and are supportive of having Council water supply .We feel that this is the best option for the future.

Submission Details

Submission ID: 838
Name: Trevor Green

Please provide your comments below
As all the current water supplies were paid for by the original districts within Matamata Piako, Why are we now being asked to subsidize 85% of the cost? I personally believe that the percentage is too high and should be closer to 60% or less. How dose levy this affect the proposal with the new Water Done Well for our district. Is the $35.00 per year going to be passed onto their account or remain a Matamata Piako cost on future rate demands?

Submission Details

Submission ID: 839
Name: Journey Knight

Please provide your comments below
I DO NOT support the proposed water changes for Waitoa under the suggested Council supply.

1) Firstly, there is no defined approximate of the cost to households. Council are notorious for overcharging despite lower estimates proposed to rate payers

2) Secondly, the estimation that this change will increase our rates by 500-1K per year alone is ridiculous. Considering this does not include paying for the water, the payment from the mains to tap at our section and the estimated cost we will have to pay back to the Council on a payment plan. If I do not want to be attached I would still be paying 500-$1k more on my rates when NOTHING has changed. In what other town have you made home owners HAVE to pay to get water upwards of 4k per year! Nobody who is currently struggling with money would be able to afford this. Considering the majority of home owners in Waitoa are older (as per latest demographics figures from stats).

3) are current panel members home owners or renters? You cannot expect fair advice from renters who would not have to front the bill for rates or the payment plan to Council. Thereby making the outcome recommendations of the panel bias.

4) You have not asked any individuals or done a survey on WHAT PEOPLE WANT. We are self contained with a large water tank and rain water supply. We can manage this on our own. The issue i have is the Council wanting to charge us an extra 500-1k per year for something we would not even use. This is not fair.

5) make the people who want it pay and don't supply to individuals who dont want it and do not increase there rates when they are NOT using it.

6) Who can afford to pay an estimated 3-4k extra per year in this economy? We get nothing from our rates- no facilities, no parks. We have our own septic tank, we only pay for our rubbish bins. If you are going to increase our rates then atleast give us something.

Submission Details

Submission ID: 841
Name: Journey Knight

Please provide your comments below

Estimating the cost for a self-sufficient water system in New Zealand involves three main parts: the tank itself, the filtration/pump hardware, and the installation labor. For a standard 25,000L to 30,000L setup, you should budget between $7,500 and $12,000 for a full professional installation. Here is a breakdown of the current market rates:

1. Tank Purchase Costs

Prices vary by material and brand, but for a 25,000L–30,000L capacity (the minimum for self-sufficiency):

Plastic (Polyethylene): $3,000 – $4,500. These are the most common in the Waikato because they are lightweight and easier to transport.

Concrete: $4,000 – $7,000. While durable and better for keeping water cool, the "hidden" cost is delivery and crane hire, which can add $1,500+ depending on site access.

2. Filtration & Pump Hardware

To make the water safe and get it to your taps, you need a "whole house" kit:

Pump & Controller: $800 – $1,500 (e.g., Grundfos or Davey).

Filtration & UV System: $1,500 – $2,500. This usually includes a 3-stage system (20-micron filter, 1-micron filter, and the UV sterilizer unit).

Accessories: $400 – $800 (First flush diverters, leaf eaters for gutters, and tank level gauges).

3. Installation & Setup

This is the most variable cost and depends on your specific site:

Site Prep (The Pad): $500 – $1,500. Tanks must sit on a perfectly level base of compacted sand or a concrete slab.

Plumbing Labor: $1,500 – $3,000. This covers connecting your downpipes to the tank, installing the pump/filter, and plumbing it into your home's main line.

Electrical: $300 – $600 for a dedicated outdoor power point for the pump and UV system.

Total Estimated Budget (New Install).

Item Low End (DIY-assisted) High End (Professional)
25,000L Plastic Tank $3,000 $4,200
Pump & UV Filtration $2,300 $3,500
Site Prep & Base $500 $1,500
Plumbing & Electrical $1,800 $3,500
TOTAL ~$7,600 ~$12,700

Requirement Rule
Building Consent Not required for ground-mounted tanks under 35,000L.
UV Sterilization Required for new builds to meet "potability" standards; strongly recommended for health in all setups.
Plumbing Consent Required if you are connecting the tank to the internal plumbing of the house (taps, toilets, showers).
Site Prep Must be on a level, stable base that can support the weight (a 25,000L tank weighs 25 tonnes when full).

Getting a tank closer to the boundary than the standard 5m in the Matamata-Piako District (MPDC)

is possible, but it moves you from a "Permitted Activity" to one that requires specific council approvals.
In the MPDC District Plan, a water tank is often classified as an accessory building. Here are the two ways you can legally move it to within 1.5m of your boundary:
1. The "Deemed Permitted Boundary Activity" (The Easiest Way)
If your only rule violation is the boundary setback, you can avoid a full Resource Consent by getting a Deemed Permitted Boundary Activity notice.
The Condition: You must get written, signed approval from the neighbor whose boundary you are encroaching upon.
The Process: You provide the council with a site plan and the signed "Affected Person's Approval" form. If the neighbor agrees, the council must treat the activity as permitted.
Why this works: It's faster and significantly cheaper than a full consent process.
2. Written Consent for Accessory Buildings
Specifically for Rural and Rural-Residential zones in Matamata-Piako, the District Plan (Rule 3.2.1) states:
"Accessory buildings may be erected on any rear and/or side yard... so long as the written consent of any affected property owner(s) is obtained."

As long as you aren't building in a River Protection Yard or violating the Height-to-Boundary rule (see below), this written consent is your "golden ticket."
3. The "Height-to-Boundary" Rule (The Trap)
Even if your neighbor says yes, you must still comply with the Recession Plane (also known as the daylighting rule).
The Rule: No part of the tank can exceed a height of 3m plus the horizontal distance from the boundary.
The Math: If you place the tank 1.5m from the boundary, the top of the tank cannot be higher than 4.5m (3\text{m} + 1.5\text{m}).
The Reality: Most standard 25,000L–30,000L tanks are around 2.5m to 3m tall. As long as you aren't putting the tank on a high stand or a very built-up pad, you will easily clear this rule at a 1.5m setback.
Summary of Your "Special Circumstances" Strategy

Action Potential Cost
Step 1 Talk to your neighbor. Show them the plan and explain it won't block their view or cause runoff issues. $0 (and maybe a box of beers)
Step 2 Have the neighbor sign the Affected Person's Approval form (available on the MPDC website). $0
Step 3 Apply for a Deemed Permitted Boundary Activity. ~$300 - $600 (Council admin fee)
Step 4 Ensure your site plan shows the tank is ground-mounted (to stay under the 35,000L building consent exemption). $0

Submission Details

Submission ID: 840
Name: Joel

Please provide your comments below

I'm not sure where you have gotten you information on the cost to go self sufficient that is double what it would cost. Enough with the bullshit and scare tactics
We don't want or need your water supply.
Self supply is more attractive to buyers not your supply with large costs attached you should be helping bring up the community making it more affordable.
Also the board should be made up from only home owners with in the affected area. With only 14 percent from waitoa this sounds like a mpdc scam and with 6 percent not paying rates and 16 percent renting they should not be included as they will be bias.

Submission Details

Submission ID: 842
Name: Les Wheat

Please provide your comments below
I don't agree with the proposal as we pay enough rates.
In this user pays world the residents should bear the cost .
As you say they have a choice to connect or not.
It's their choice to live there.

Submission Details

Submission ID: 844
Name: BENSON

Please provide your comments below
In favor of waitoa water proposal

Submission Details

Submission ID: 847
Name: Sam Hudson

Please provide your comments below
Our household don't agree that the targeted rate payers should pay more money to supply water to Waitoa, they have brought houses there at a lower cost. We didn't and now are being asked to pay more money so someone else can benefit that's not right!

Submission Details

Submission ID: 848
Name: Brooke Roebeck

Please provide your comments below
As a new resident of Waitoa, I do not support moving to a council-managed water supply.

One of the major reasons we chose to move to a rural community like Waitoa was the affordability and independence that comes with self-managed water systems. The ongoing cost of maintaining tanks simply does not compare to the likely long-term costs of council water rates, infrastructure charges, and future increases under a regional water entity model.

For many households in Waitoa, particularly families, retirees, and lower to middle income residents, significantly increased water charges would not be financially sustainable. Rural communities should not be forced into urban-style costs when existing self-supply systems already work effectively for many residents.

Waitoa is also an area well known for flooding and high water availability. There is not a natural shortage of water here. The issue is more around management and compliance requirements, not lack of access to water itself.

I believe maintaining and improving local tank and self-supply systems is a more practical, affordable, and community-focused solution for a small rural township like Waitoa. It also allows residents greater control over their own costs and water use.

I am concerned that connecting Waitoa into a larger council or regional water network will eventually result in unaffordable water rates and additional charges that many residents did not sign up for when choosing to live rurally.

Any future decision needs to carefully consider the demographic of Waitoa and the real financial impact on residents — not just infrastructure preferences. Affordable living matters, especially in smaller rural communities.

Submission Details

Submission ID: 849
Name: Cody bury

Please provide your comments below
We do not agree with the Waitoa water proposal. We are home owners on Farmer road. We are in favour of getting our own water supply via bore or rainwater. Proposed costs on the recent pamphlet are exaggerated and total rubbish. How many residents already have their own water supply or a bore drilled etc? These are questions that should have been answered and discussed with the whole community. We have a bore drilled on our property and a water tank already in place. We are against the council water connection.

Submission Details

Submission ID: 851
Name: Laurette

Please provide your comments below

I am making a submission as a homeowner in the Waitoa township
I have been present for the majority of the town meetings in regards to the water supply.
I am greatly disappointed in how this process has gone.
We were told that 80% of those affected would have to agree or disagree for any decision to go ahead with the town supply. No vote has ever been taken.

At no time, have the residents been asked what water they use.
We have not been asked if we want the water supply.
Several residents asked for a complete survey to be done of current supply information from the beginning of this process and this request was ignored over and over.

Eventually, a survey was sent out a few months ago. It was misleading in the questions it asked, the answers you could opt for, and avoided asking the most important questions above. Locals have commented this survey was never given to the council/panel and they have no idea what was in it. Does the council have this survey? Have the results been made public?

Statements have been made by council about costs that households would have to pay for self supply. We have a drainlayer in the family and the council claims are extremely inflated.

No estimates have been provided on getting the water from the town supply to the houses. This could affect those residents who chose the council supply which has been sold as the cheaper option,.which could be false.

Sounds like some decision factors of the panel were because a few households don't want to clean their gutters or take up space with a tank, or some properties being too small for water tanks. Please advise how many houses are in this situation?

If all 130 houses self supplied at councils inflated estimated cost of $25k, this equates to $3.25 million. A far cheaper option than a town supply minimum cost of $8.2m. As a self supply could be considered a home improvement it could be added to mortgages or loaned by banks, instead of council loans, costing rate payers more money.

With the prices of PVC pipe going up 30% in the last month alone, how will this have affected the quoted $8.2 million?
How much land will have to be purchased to enable the pipeline and has this been included in the $8.2m?
Has inflationary costs been taken into consideration with the quote considering a potential start date two years from now.

Has a cap been put on for Waitoa residents costs or if the costs double or triple will our costs double and triple also?

I purchasedy my home knowing it had its own water supply and minimal ongoing costs. Its disappointing this is being pushed upon home owners that dont need or want a town supply. I dont have a spare $10- 20k to get a water supply for other residents to use.

Submission Details

Submission ID: 852
Name: Gemma

Please provide your comments below
On self supply - as is most of our street. This is an added cost for us that we don't think is necessary nor fair for the ones who are already set up.

For the ones who don't have a place for self supply, could there not be an option of a shared bore….. there are farms behind them.. and surely amongst 2-3 houses there is at least 1 spot that a bore could be set up and run to all 3 houses. (Splitting the cost amongst the 3 for set up, maintenance etc)

Then it's not impacting the large amount of us who are already set up

Submission Details

Submission ID: 853
Name: Julie

Please provide your comments below
We had two thoughts

[1] An alternative - provide each of the 130 properties two 25000L tanks installed with a pump and filter. This could cost no more than 20K per property. $2.6M is less than the $8.5M therefore better for the wider district. Yes back yard tank location ... would need resolution but this means there is a greater balance of compromise for the 130 properties versus the region.

[2] If the proposal is to move forward we recommend the scope is increased. The Waihou water scheme struggles to meet the needs of the community and with new properties coming water is a stumbling block to development. Residents have commented about water quality concerns. We know the community at Waihou try hard to keep this system compliant. If there is a pipeline going out to Waitoa, this should also deliver water to Waihou. This gives the benefit of having balance tanks and pumps at Waihou, which spreads reliability risks of any equipment and would have better service to Waitoa. Whilst this may cost a little more, the Waihou residents in the community would benefit and see a fairer project. Please consider bringing Waihou into this water upgrade project.

We are not members of the Waihou water scheme but do want to see high quality and secure supply water for the Waihou residents.

Thank you !

Submission Details

Submission ID: 854
Name: Julie Keir

Please provide your comments below
Please include giving Waihou water as the pipeline will go past Waihou

Submission Details

Submission ID: 855
Name: Ron Bell

Please provide your comments below
Waihou needs water too. Make that part of your proposal.

Submission Details

Submission ID: 857
Name: Tim Keir

Please provide your comments below
It would be fairer for the region for water to be supplied to Waihou and Waitoa or both have to have their own tanks.

Supplying tanks to Waitoa would be cheaper than a pipeline by back yards may not accommodate the space.

Having a pump station at Waihou, for Waitoa water supply, means supply both towns is easy, all be it at slightly more cost.

Submission Details

Submission ID: 858
Name: Erika

Please provide your comments below
What is the reasoning behind people who already pay water rates subsidising this? Surely it should be spread across all rate payers in the district? I do not agree that only people who already pay should be paying more, this cost should be borne by every rate payer in the district, with a higher percentage for Waitoa residents.

Submission Details

Submission ID: 859
Name: Brian and cathy williams

Please provide your comments below

We live in waitoa, and have done since 1992, We weren't consulted about the water proposal that has been put forward and don't consider it fair that a panel of 17 people make a decision for the rest of the residents in waitoa.. and don't agree with the current proposal. We have our own water supply fed from a bore on our property which works very well. The information and costing for the water supply has been patchy to say the least. Then there is the issue for people whom have to go on the water, may also need to have the plumbing in there house upgraded again a huge cost which many can not afford. From information that we acquired it seems the cost that residents have been told is way under the true cost that it will end up being for each property, it seems like we have been grossly mislead.We wonder why given the history of the water issues/ supply like the time caustic Soda contamination straight into the water, and residents were injured ie burnt having a shower or unsuspectingly drank the water, We think frontera should really pay the full cost of the info structure needed to get the water out to Waitoa and past each person's property at the very least! And if residents make the decision to connect then it is at there cost.

Submission Details

Submission ID: 861
Name: Rebecca Norton

Please provide your comments below
I live st 49 Farmer road last house at the end my water I's directly piped and drip feeds my under water tank. I am a single pensioner I could manage $35 year but other than that I would need financial assistance. Would this fee be a separate billing or get added to rates payments?

Submission Details

Submission ID: 862
Name: Greg

Please provide your comments below
I'm already dying with the rates, lloan them money for water tanks or something.

Submission Details

Submission ID: 863
Name: Peter west

Please provide your comments below
I am the owner of a property in Waitoa (Esk Street) and I support the proposal to move to town water supply. My only feedback would be 15% contribution from the Waitoa owners seems a bit harsh and this should be closer to 5% in my opinion.

Submission Details

Submission ID: 864
Name: Andrew Leech

Please provide your comments below

Hi, we are on the edge of the village (the very last house that will be affected by this - 3798 SH26). We have tank water and no interest in paying for council water or the associated installation costs. I am disappointed that we were never consulted once the sub committee was formed - we were told at the meeting that this was in fact what the panel members would be doing!
While I can accept that a decision has now been made (even though they have no idea how many people were actually using the Fonterra supply), I would like to know if you can stop the water supply at our neighbours please, so that we don't have to pay the $10,000 to get water we will never use up to our gate?

Submission Details

Submission ID: 865
Name: J Gibbs

Please provide your comments below
Hi, I am unsure where each district gets their water from. I am wondering which district has the greatest water capacity. If it is for example Morrinsville, then why is the water for Waitoa not coming from there instead of Te Aroha.

Submission Details

Submission ID: 866
Name: Mr Kent & Mrs Joesiphine Brown

Please provide your comments below

Our submission request is for the funds that Fonterra and sale of the hall contributes and goes towards the cost to fund the water supply for rate payers in Waitoa and affected areas.
We agree that council should fund at least 85 of this cost and outlay charges.
We as rate payers and home owners currently have a water supply as we have a tank and pump. However we have considered your proposal and would like to opt in to the council supply provided to all rate payers (as per your current proposal) Appendix 1: How the options compare - Aspect Capital Council Supply (proposal) Between approximately $2,000 and $4,000 er Waitoa property owner per year to 3 to 7 years. Noted that we also agree with the Additional $34 to $36 on top of targeted water rates district-wide for 3 to 7 years. We would require a fixed interest rate for the consecutive 7 year period. This will again assist our budgeting moving forward. Thanks for taking the time to understand our requirements and submission.

Submission Details

Submission ID: 867
Name: Tamara Kingi

Please provide your comments below
I'm supportive of supplying water to the Waitoa community and contributing a small amount over five years.

Submission Details

Submission ID: 868
Name: Isabel

Please provide your comments below
Council Supply

1. I support the Waitoa community connecting to the Matamata-Piako District Council (Council) water supply. I believe this is the right long-term decision for the safety, reliability, and future of our community. However, I wish to make further submission points to ensure that Council's approach to delivering this outcome is fair, transparent, and financially achievable for Waitoa residents.

2. I had the pleasure of being one of the participants on the Waitoa Water community panel and support the Panel's recommendations. Council supply offers a safe and reliable source, modern infrastructure, firefighting capacity, and removes ongoing maintenance responsibilities from individual households. The benefits extend beyond the 130 affected residential homes – improved infrastructure adds value to the whole Waitoa community and positions it for future growth, not only in Waitoa, but also where the new infrastructure will pass through.

3. Cost has been the defining obstacle throughout years of community discussion on this issue and it remains apparent today. Rising inflation, material costs, and the broader economic pressures facing households mean that what may have been manageable years ago is now a genuine hardship for many Waitoa residents. Council must not treat affordability as a secondary concern.

Ensure the Targeted Rate is Affordable and Fixed

4. The Council recommends Waitoa ratepayers be liable for 15% of the total project cost. Given the project estimate of $8.2 million, this represents approximately a minimum $9,462 per each affected household ($1.23 million), this is a significant burden for a low-income community. This figure also does not account for the interest costs that many households will inevitably face, given that a lump sum payment of this size is simply not feasible for many Waitoa residents. I will address this concern in my next point as well.

5. I also note that at page 24 of the Council Background Information Document, the lump sum of $10,881 appears to have been calculated based on only 113 households, rather than the 130 households understood to be affected by this transition. This discrepancy raises concern about the accuracy of the figures being presented to the community. I ask Council to confirm the exact number of households affected, ensure all cost calculations reflect that correct figure, and provide updated and accurate numbers to the community before any decisions are made.

6. However, regardless, the figure is high. I therefore ask Council to give serious consideration to reducing the community's contribution to 10% of the project cost.

7. A reduction from 15% to 10% would decrease each household's share by approximately $3,000 per property. The remaining cost differential would be spread across the approximately 10,000 serviced connections in the wider district, amounting to a very modest per-household

increase. As Council transitions to Waikato Waters Ltd (WWL), this cost could be spread even more broadly across WWL's serviced connections, making the impact on the wider district negligible while providing meaningful relief for Waitoa residents.

8. Critically, any cost estimates used to set the targeted rate must be guaranteed and locked in now, with the current geopolitical environment driving up fuel, material, and equipment costs, the true project cost could escalate significantly if Council delays the project. What appears somewhat affordable today may become unaffordable in two or three years. Waitoa residents need certainty the cost will not change.

Interest-Free or Fixed, Capped Repayment Options

9. For residents who cannot pay upfront, I ask that Council provide flexible repayment options as recommended by the Panel. Specifically, options of 3, 5, and 7 year instalments should be available, in addition to upfront payment at no cost.

10. At the interest rate Council proposes, households would be paying an additional $2,000-$4,000 more than the principal alone. Council must consider that it is those least able to afford it who end up paying the most – households that cannot meet a lump sum payment face a higher total cost simply because they need more time to pay. This is inequitable and Council should give serious consideration to minimising or eliminating interest on repayments altogether.

11. Furthermore, given that Waitoa is a low-income community being asked to fund infrastructure they have no alternative but to accept, I submit that any interest applied should be fixed at a low rate, such as 2% p.a., for the full duration of the repayment term. Residents should not be subject to fluctuating interest rates or miscalculated figures on what is effectively a compulsory financial commitment.

12. The ideal position is that interest should not be applied at all. This is not a voluntary loan, residents must pay the targeted rate regardless of whether they need or want it. It is therefore unreasonable to financially penalise households who simply need more time to pay.

13. Any interest cost could instead be spread across the wider community. As noted at paragraph 6 of my submission, the impact on the wider district would be almost negligible compared to the direct burden placed on Waitoa residents.

14. Council should also explore securing financing through the Local Government Funding Agency (LGFA), of which WWL is a member, as LGFA rates are generally more favourable than commercial lending. Any savings achieved through LGFA financing should be passed directly through to Waitoa residents.

15. Further, residents who wish to make early or advance payments toward their targeted rate should be permitted to do so, reducing any future interest liability. Council should clearly communicate all available options, including any existing rebate or rate assistance schemes, to affected households.

Fonterra Contribution and Waitoa Hall Sale Funds

16. I fully support the Panel's recommendation that Fonterra's $500,000 contribution be applied directly and solely toward reducing the community's contribution for the 130 affected Waitoa households. Fonterra's commitment has consistently been communicated by their senior

management as a dedicated fund for Waitoa residents affected by this water supply transition. Council representatives have been present at these discussions and are aware of this intent and any reallocation of these funds would be a breach of the community's trust.

17. I also support the Panel's recommendation that the proceeds from the sale of the Waitoa community hall of $386,000 be applied pro-rata toward reducing the project costs for the 130 affected households, in total approximately $240,000. This is community money, accumulated through rates paid by Waitoa residents over many years and it should return a direct benefit to those same residents. With water supply being the most urgent and financially significant issue facing the community right now, there is no better use for these funds than addressing it. Applying them on a pro-rata basis to the affected households is a fair and transparent approach – it directly assists those bearing the cost of the transition, while ensuring any remaining proceeds can still flow back to the broader Waitoa community in some form.

18. Together, these two contributions could significantly reduce the per-household cost by about $3,850.00 and make voluntary participation a genuinely viable option for more residents.

Begin Design and Procurement Without Delay

19. I strongly support the Panel's recommendation that Council move with urgency to begin the design and tendering process. Every month of delay exposes the project to further cost inflation, eroding the value of Fonterra's fixed contribution and the hall proceeds. It also extends the period during which Waitoa residents remain dependent on an uncertain water supply.

20. Decades of discussion have already passed. The time for action is now. Council should also explore the strategic route via State Highway 26, which may deliver benefits not only to Waitoa but to the Waihou community, potentially enabling others to also transition to Council supply and share project costs.

21. The transition to WWL must not be used as a reason to further delay this project. Council should proactively manage this transition so that Waitoa's water supply upgrade is not caught in any administrative limbo.

Protect Waitoa Residents Through the Transition to Waikato Waters Ltd

22. As water management transitions from Council to WWL, I ask Council to ensure that any commitments made to Waitoa residents – including the allocation of Fonterra's contribution, the hall funds, and the agreed targeted rate structure – are formally documented and binding on WWL.

23. Waitoa residents have waited long enough for certainty. They should not have to renegotiate these commitments once Council hands over management to WWL. Any future changes to the arrangements agreed with the community should require genuine community consultation before being implemented.

Pursue All Available External Funding

24. I encourage Council to actively pursue all available central government funding sources to offset project costs. Such as the National Infrastructure Funding and Financing or the Regional Infrastructure Fund may be relevant given the nature of this infrastructure project, particularly the grants that would assist in offsetting costs.

25. Council has the expertise and experience to navigate these funding applications and I ask that they do so proactively and in the best interest of the Waitoa community. Every dollar of external funding secured is a dollar less that vulnerable households are asked to find.

Conclusion

26. If the funding recommendations in this submission are adopted, including the application of Fonterra's contribution, the hall proceeds and a reduced community share: the anticipated targeted rate per affected household would be approximately $2,500. Plus the estimated connection cost to each house of a further $2,500, the total upfront cost per household would be in the around $5,000-$6,000, plus the ongoing water rate. This is a far more manageable figure for Waitoa residents and one that supports more meaningful and voluntary participation in Council supply a realistic prospect for the majority of households rather than a financial burden that is forced onto those that do not want it.

Submission Details

Submission ID: 869
Name: Julie-Anne Llewell-West

Please provide your comments below
As a panel member myself I am agreeing that council supply is the best long term option for us Waitoa residents. One concern I have, and raised in our meetings, is that the estimates will likely not be valid with inflation the way it is recently. I proposed that bulk materials be bought now to keep some portion of the costs to a minimum. This was countered with "the tender process needs to go out to the public to decide what is best to use themselves" which I understand to a degree, however I feel there must have been engineers involved in the first place to bring about the estimate we were given. I believe there must be certain standards to be met in piping from the branch line through our village, and again for connections, therefore could these be bought ahead of time to bypass inflation hikes?
PVC pipe costs have increased by 25-30% in the last few months due to the Middle East crises, hopefully this will decrease in time but this project has been extremely dragged out. Some assurances it isn't going to be well over the generous estimate before it begins would be comforting for not only us Waitoa residents but the wider community too.

Submission Details

Submission ID: 870
Name: marcela elgueta

Please provide your comments below
WE ARE TOTALLY AGAINST THIS PROPOSAL. AS IS TE AROHA HAS A YEARLY SUMMER / AUTUMN WATER SHORTAGE. TE AROHA BADLY NEEDS ITS OWN UPGRADE OF WATER SERVICES, INCLUDING INCREASED STORAGE CAPACITY.

Submission Details

Submission ID: 871
Name: Sophie Lee

Please provide your comments below
Thank you for your efforts for Waitoa water.
I have an unsolved question for supplying water plan.
What does wastewater system changing ? Do we have to remove septic tank ? Does the water bill include wastewater ?

The estimated amount is $8.2m, but can be increased according to plan. I understand it. But I am concerning about big gap of leapping it would be by Waikato waters Ltd.

Submission Details

Submission ID: 872
Name: Timothy Low

Please provide your comments below
For the long-term security of water for Waitoa residents and taking into consideration the challenges some properties would face putting in self-supply with modern standards, I support a council supply for Waitoa.

Waitoa Water Supply Consultation Submission

John W. Harris

5 Riverview Lane,

Te Aroha

Phone: 0274 796 944

My Comments are as outlined below:

- Agree with proposed public water supply and reticulation using water from Te Aroha supply as groundwater in the general Waitoa area has always been of poor quality and impacted on teeth, let alone general health (personal experience). It is also needed for emergency purposes, especially fire.

- Agree that costs should be spread over the full District

- Cannot comment on the 15% - 85% split for property owner – Council, as I do not know the parameters that Council based its figures on, apart from mention of loan interest rates and a 5 year repayment plan paid by the District ratepayers as a targeted rate.

- If the MacKay Subdivision is having trouble with its own private supply & reticulation scheme, the majority of the rest of Waihou have individual supplies and that there are three various sized subdivisions currently underway in Waihou, why would you extend the Te Aroha water supply to Waitoa without including Waihou, especially since the Te Aroha sewage reticulation was recently extended to Waihou. It may be worth considering whether the sewerage reticulation could be extended to Waitoa, as it could provide long term benefits to the whole District for the following reasons:
  - Joint construction of the two services could result in significant overall cost savings;
  - Provide long term certainty to property owners, both Waihou and Waitoa, and
  - Provide a catalyst for both residential and commercial developments in the future.

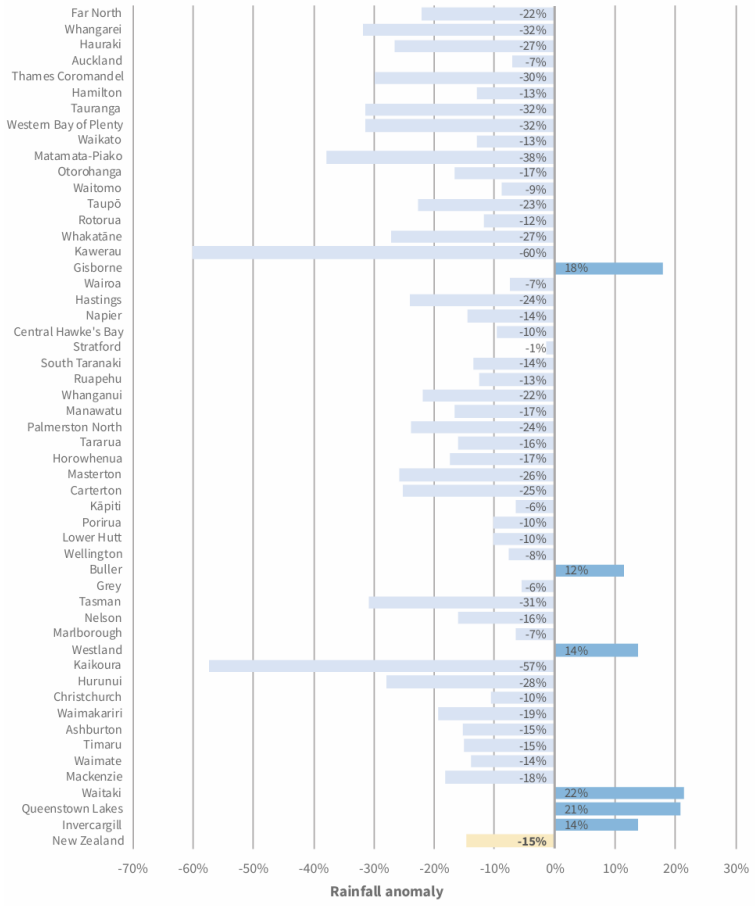
- This, however, raises two important questions that at least should be considered as part of the overall proposal:
  - The first being to extend the sewage reticulation to Waitoa, hoping that the new Te Aroha to Waihou pipeline has a reasonable level of capacity to cover growth and the Te Aroha Sewage Treatment has spare capacity;
  - The second being a legal question in relation to the very convenient use of the redundant railway corridor for the reticulation. If the railway line was ever to be reopened, noting that the current fuel crisis is making that a viable option for bulk haulage and reduced damage to the roading networks, is the existing reticulation allowed to remain, noting that any maintenance on the reticulation would involve stopping trains and lifting the tracks, and
  - I vaguely remember that, in terms of culverts/pipes under railway embankments, not directly related to essential drainage, or operations, for the railways themselves, there was some mention of a possible annual lease. I may be wrong but it would be worth investigating to ensure that the new water company is not faced with everlasting costs that, if the reticulation was not on Railway property, would not be required, or faced with the future costs of relocating the reticulation away from the rail corridor.

- The consultation documents were somewhat vague on the reliability of a constant water supply, apart from mentioning systems to manage demand and the use of meters on high demand properties only, in spite of references to the effectiveness of meters reducing demand by up to 20%, as well as providing operational efficiencies for early leak detection, and that it is in the Long Term Plan, for the start of implementation of

installing meters in 2027/28. What it failed to do was to provide an indication of the population, including businesses, that the current water supply and treatment could be reasonably expected to provide for, allowing contingencies for growth, seasonal demands, breakdowns, emergencies, etc. Without that, it is impossible to comment on and, noting the close relationship of potable and waste water, should be comparable with sewerage treatment capacities. It should also be noted that the water supply currently feeds Silver Ferns and Inghams, as well as Te Aroha West, not forgetting the large number of relatively recent subdivisions in Te Aroha.

- I am not aware, of any major upgrades to the Te Aroha water supply systems, excluding treatment, since the late 80s and 90s, mainly, but not only, as a result of the damages created by the 1985 Te Aroha flood and also remember the dry period when the Waihou River level was dropping below the level of the Rolleston Street water supply intake. I mention this specifically because this proposal is based solely on the existing abilities of both the potable water and waste water to adequately handle existing demands, plus additional capacities to handle projected growth, while retaining a high degree of resilience for foreseen and unforeseen events, weather, earthquakes, human, etc., with particular attention to potential impacts of Climate Change (refer to Figure 2 below for an idea of the potential impact, with particular attention to Matamata-Piako).

Figure 2: Quantity of rainfall compared to the Climate Normal Period (1991–2020), by TA, 2024



Source: NIWA

Extreme rainfall and drought | September 2025

Page 4 | www.ehinz.ac.nz

- I am under the assumption that Council will not have any authority to charge a targeted rate for water when the water company is formally up and running, and that it will be transferred to the water company to pass onto the users, noting that they may not necessarily have the same constraints that Local Government has with regard to rating. I simply do not know but want to make sure, as a minimum, that it is discussed as part of this consultation process.

- My most important concern is that the consultation is based on the existing status of Council's current responsibility for the three waters, and that I cannot speak to an identity, that will shortly be totally responsible for three waters, and who may not agree with the Council's recommendations, especially as it may automatically tie them down with long term financial outlays, without their specific inputs. Council, as a shareholder, can only be the voice of the people, remembering that there are 5 other councils, each with their own respective agendas.

- This Consultation should be controlled by the new water entity, not Council, and could backfire politically on Council, if the new entity turns it down, with particular mention to the possible compulsory use of meters, which the Council refrained from specifically mentioning. There is also the not insignificant cost of consultation which may be wasted.

- There is high likelihood that the other 5 authorities may have similar problems as Waitoa and that economies of scale, possibly by parcelling of several small contracts into one larger contract, could attract a wider range of Contractors and achieve more competitive prices.

Thanking you for the opportunity to comment

John Harris

18 May 2026

Transfer Agreement

PARTIES

Waikato Waters Limited

The Company

Matamata-Piako District Council

Council

IN COMPLIANCE WITH THE LOCAL GOVERNMENT (WATER SERVICES) ACT 2025 AND COUNCIL'S WATER SERVICES DELIVERY PLAN SUBMITTED UNDER THE LOCAL GOVERNMENT (WATER SERVICES PRELIMINARY ARRANGEMENTS) ACT 2024

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AGREEMENT dated **July 2026**

PARTIES

Waikato Waters Limited

("**Company**")

Matamata-Piako District Council

("**Council**")

INTRODUCTION

A. In accordance with the legislation implementing Local Water Done Well, the Council has determined that a joined-up approach to Water Services is the structural delivery option that best meets the long-term needs of its communities. To this end, the Council, together with 5 other Waikato councils, has:

(a) jointly established the Company for the purpose of transferring its responsibility for providing drinking water and wastewater services to it; and

(b) included the joint model as the future delivery model for water services in their respective water services delivery plans which have been approved by the Secretary for Local Government.

B. Under the terms of the Shareholders' Agreement, each of the shareholding councils has made a commitment as to when and how it will transfer its Water Services business into the Company. In accordance with the terms of the Shareholders' Agreement and pursuant to sections 12 and 13, and Schedule 2, of the LG(WS) Act, the Council hereby enters into this transfer agreement with the Company to implement the transfer to the Company of:

(a) responsibility for providing the Transferring Water Services;

(b) all infrastructure owned or controlled by Council that is used primarily for the purpose of providing the Transferring Water Services (including specified infrastructure) unless expressly excluded;

(c) related assets and other matters that are necessary for the Company to carry out, and be responsible for, providing the Transferring Water Services in the Service Area; and

(d) relevant Water Service liabilities.

C. For completeness, it is noted that further details relevant to a Council's transfer of its Water Services business into the Company are set out in further agreements between the parties as follows:

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(a) an agreement relating to the transitional services that will be provided by Council to the Company in the period following the Agreed Transfer Date (**Post-Completion Services Agreement**);

(b) an agreement relating to the provision of services by the Company to the Council, and by the Council to the Company (**Shared Services Agreement**).

D. The Council and the Company have completed this Transfer Agreement in accordance with the LG(WS) Act and the Transfer Principles set out in, and the other requirements of, the Shareholders' Agreement.

E. The Council is retaining responsibility for stormwater services.

1. AGREEMENT

1.1 The parties enter into this agreement to record their agreement on the following matters:

(a) Schedule 2: The Council has agreed to transfer to the Company, and the Company has agreed to receive the Assets and assume the Responsibilities and Obligations, for the consideration and on the terms and conditions set out in this agreement.

(b) Schedule 2A: Settlement Amount Calculation.

(c) Schedule 2B: Terms and conditions for the transfer of land assets.

(d) Schedule 3: How the parties will work together to effectively and efficiently manage matters of shared interest, and what arrangements will apply for charging and revenue collection for the Transferring Water Services that will be performed by the Company following Completion.

(e) Schedule 4: The general terms and conditions which apply to this agreement.

(f) Schedule 5: The definitions which apply to this agreement.

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SIGNATURES

MATAMATA-PIAKO DISTRICT COUNCIL
By:

Manaia Te Wiata
Chief Executive
(under delegated authority)

09 JULY 2026

Mayor Ash Tanner
(under delegated authority)

WAIKATO WATERS LIMITED
By:

Neil Brennan
Interim Chief Executive
(under delegated authority)

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SCHEDULE 1

AGREEMENT DETAILS

Transfer Terms under Schedule 2

Completion Date *(Clause 7.1, Schedule 2)*	1 October 2026
Settlement Amount *(Clause 3.1, Schedule 2)*	The Settlement Amount is the amount calculated in accordance with Schedule 2A.
List or description of Assets to be transferred (or expressly not to be transferred) under this agreement *(Appendices 1 and 2 of Schedule 2, and Appendices 1 to 5 of Schedule 2B)*	See Appendices 1 and 2 of Schedule 2 and Appendices 1 to 5 of Schedule 2B.
List or description of contracts to be transferred (or expressly not to be transferred) under this agreement *(Appendices 1 and 2 of Schedule 2)*	See Appendices 1 and 2 of Schedule 2.
List or description of Responsibilities to be transferred (or expressly not to be transferred) under this agreement *(Appendices 1 and 2 of Schedule 2)*	See Appendices 1 and 2 of Schedule 2.
Acknowledgement of Iwi and hapu responsibilities *(Appendix 1 of Schedule 2)*	See Appendix 1 of Schedule 2.

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Shared Interests, Charging and Revenue Collection Arrangements under Schedule 3

Post-Completion Services and Shared Interest Arrangements *(Clause 2.2, Schedule 3; Appendix 1, Schedule 3)*	As agreed under the Shareholders' Agreement, the Council will provide the Company with the Post-Completion Transition Services set out in the Post-Completion Services Agreement (with details set out in the relevant service order). The parties will work together in relation to the following Shared Interest Arrangements: • when the Council is performing and exercising its functions, duties, and powers under the Building Act 2004; • land use planning and resource management planning (including consent processes); and • the performance or exercise of any statutory functions included in that agreement, for example, in respect of emergency management. **Further detail** in relation to the Shared Interest Arrangements is set in clause 2 of Schedule 3 and Appendix 1 to Schedule 3	
Party to collect Water Revenues *(Clause 3, Schedule 3)*	From the Completion Date, until such time as notified by the Board (provided that such time is no later than 3 years from the Completion Date unless agreed otherwise between the Council and the Company), the Council will continue to collect the Water Revenues on the terms set out in this agreement and in the relevant service order to the Post-Completion Services Agreement.	
Representatives *(Clause 5.2, Schedule 3)*	**Council**: as notified in writing to the Company two months prior to the Completion Date	**Company**: as notified in writing to the Council two months prior to the Completion Date
Interface Governance Group Members *(Clause 5.3, Schedule 3)*	**Chair**: To be confirmed by Interface Governance Group as its first meeting	
	Council representative(s): as notified in writing to the Company three months prior to the Completion Date.	**Company representative(s)**: as notified in writing to the Council three months prior to the Completion Date

General Terms and Conditions under Schedule 4

Place of arbitration *(Clause 3.4(c), Schedule 4)*	Cambridge, unless agreed otherwise by the parties in writing	
Address for notices *(Clause 6.1, Schedule 4)*	**Council**	**Company**
	35 Kenrick Street, Te Aroha 3320, New Zealand PO Box 266, Te Aroha 3342 Email: mtewiata@mpdc.govt.nz Attention: Manaia Te Wiata	Level 4, BNZ Building 354 Victoria Street Hamilton PO Box 144, Waikato Mail Centre 3204 Attention: allie.stevens@waikatowaters.co.nz

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district council

SCHEDULE 2

TRANSFER TERMS AND CONDITIONS

Purpose of Schedule 2: This Schedule 2 provides for the terms of the Transfer of the Assets, Responsibilities, and Obligations from the Council to the Company.

1. MATTERS TO BE TRANSFERRED

1.1 **Agreement to transfer**:

(a) **Assets and Obligations**: The Council shall transfer the Assets and Obligations to the Company, and the Company shall:

(i) receive the Assets free of any Encumbrances; and

(ii) assume the Obligations (including by taking an assignment/novation of the Assumed Contracts under clause 9 of Schedule 2),

from the Council, in accordance with this agreement.

(b) **Statutory responsibilities, functions, duties and powers**: The Council shall transfer the Statutory Responsibilities to the Company, and the Company shall comply with the Statutory Responsibilities as required by this agreement, and the relevant legislation.

(c) **Operational Responsibilities and Management Responsibilities**: The Council shall transfer the Operational Responsibilities and Management Responsibilities to the Company, and the Company shall comply with the Operational Responsibilities and Management Responsibilities as required by this agreement, and the relevant legislation.

(d) **Resource Consents Responsibilities**: The Council shall transfer the Resource Consents Responsibilities to the Company, and the Company shall comply with the Resource Consents Responsibilities as required by this agreement, and the relevant legislation.

1.2 **Categorisation of matters**:

(a) The following principles shall apply for the categorisation of Assets for the purpose of clause 1.1(a):

(i) **Facility Level**: Information in relation to assets, plant and equipment is set out at "Facility" level, with facility asset classification code. Assets such as control systems, electrical, mechanical, pipe within a facility, site services, and office equipment within the facility will transfer to the Company as one asset.

(ii) **Inventory**: It is not practical to carry out a stocktake of all spares, inventory and chemicals related to assets that are transferring from Council to the Company on the Completion Date. On this basis, spares, inventory and chemicals related to water services that will transfer are set

out on a category basis (rather than identifying specific spares, inventory and chemicals).

(iii) **Asset identifiers**: It is agreed that where possible a unique identifier for each asset from the Council asset management system will be included.

2. MATTERS NOT TRANSFERRED

2.1 **No transfer**: The Council does not transfer any of the Excluded Matters or any other matters not specified in this agreement as transferring to the Company, and those matters shall continue to be owned, retained and/or performed and exercised by the Council.

2.2 **No assumption of Liabilities**: Except as expressly provided in this agreement, the Company only assumes the Obligations and the Responsibilities, and does not assume any other Liabilities of the Council in relation to the Assets or otherwise.

2.3 **Agreements that are not transferred**: The parties agree that where the Council is a party to any agreement with any third party, and there is a current dispute or disagreement between the Council and the third party, the Council and the Company have considered whether that agreement should be included in the transfer of Assets (including, without limitation, by considering whether that agreement is necessary to the Company for the purpose of providing the Transferring Water Services and whether the Company or the Council is better placed to resolve the dispute or disagreement with the third party). Where the Parties have decided to exclude a matter from transfer on this basis, it is either not included as an Assumed Contract or is expressly listed as an Excluded Matter (as appropriate in the circumstances).

3. SETTLEMENT AMOUNT

3.1 **Settlement Amount**: The Settlement Amount is the amount calculated in accordance with Schedule 2A.

4. TAX

4.1 The parties agree and acknowledge that, pursuant to section 255 of the LG(WS) Act, they are treated as the same person for the purposes of the Inland Revenue Acts (as defined in section 3(1) of the Tax Administration Act 1994) and therefore no tax consequences arise in respect of the Transaction contemplated by this agreement.

5. EMPLOYEES/CONTRACTORS

5.1 **Principle**: The Council wants to ensure there is employment security, to the extent possible, for Transferring Water Services employees during the transfer process. Council and the Company have agreed that the Company will offer employment in the Company for Council employees who are categorised by both Council and the Company as within:

(a) the "Job Guarantee" category: this extends to all Council employees whose role is 80% to 100% carrying out Field Operations for Transferring Water Services. Field

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Operations means operating or maintaining water assets and includes team leaders.

(b) the "Offer Guarantee" category: this extends to all Council employees whose role is 80% or more related to Transferring Water Services but who do not come within the Job Guarantee category at the time an offer of employment is made.

5.2 **Identification of affected employees and contractors:** Pursuant to clause 1 of Schedule 1 of the LG(WS) Act, and the arrangements that have been agreed between the Council and the Company , the Parties have agreed the employees who fall into each of the categories in clause 5.1. To the extent any such employee has not received confirmation from the Council of the category into which they fall, this will be provided by the Council on the earlier of 10 Business Days after the date of this agreement and three months before the Agreed Transfer Date. Within the same time frame, the Council will also notify the Company of any contractors providing services relating to the Transferring Water Services.

5.3 **Ring-Fenced Employees:** For completeness, it is noted that:

(a) the Council has, prior to the signing of this agreement, notified any Council employee whose role is between 20% and 79% related to the Transferring Water Services, and who is impacted by the transfer process, of their right to apply for opportunities of employment at the Company (referred to as **Ring-Fenced Employees**).

(b) Ring-Fenced Employees have been given preference for appropriate recruitment opportunities in the Company through a closed recruitment process to identify suitably qualified candidates before (and if) any wider advertising took place.

(c) A closed recruitment process has not applied to Tier 2 leadership roles and other new roles within the Company; these will be recruited through a fully open process to ensure impartial selection of the most qualified candidates. Ring-Fenced Employees are welcome to apply for such roles.

5.4 **Offer of employment:** The Company shall, within ten Business Days of the date of signing this agreement, and to the extent not already done so, consult with the Council as to the terms and conditions to be offered to those employees referred to in clauses 5.1 and 5.3. To the extent that an offer:

(a) relates to an employee within the "Job Guarantee" category, the offer must be:

(i) for substantially the same position as the position the employee holds at the Council before the transfer;

(ii) for employment in substantially the same general locality;

(iii) on the same or better terms and conditions as the employee's terms and conditions at the Council; and

(iv) on the basis that the employment is treated as continuous for the purposes of any entitlements or benefits; or

(b) relates to an employee within the "Offer Guarantee" category, the offer must be for "Similar Employment". For the purpose of this clause 5, "Similar Employment" means:

(i) employment on the same basis as existing employment with the Council (i.e. either permanent or fixed term);

(ii) a role that provides the same salary/wages as the employee received at the Council before the transfer;

(iii) a role that provides the same entitlement to annual leave as the employee received at the Council before the transfer;

(iv) the same redundancy provisions, including compensation and notice requirements as the employee was entitled to at the Council; and

(v) on the basis that the employment is treated as continuous for the purposes of any entitlements or benefits (and with accrued annual leave entitlement, entitlement to days off in lieu of public holidays worked, and long service leave entitlements (if any) transferred to the Company).

(c) Other than as set out in subclauses 5.4(b)(i) to (v), it is accepted that offers to employees in the Offer Guarantee category may not be for:

(i) substantially the same position as the position the employee holds at the Council before the transfer;

(ii) for employment in substantially the same general locality;

(iii) on the same or better terms and conditions as the employee's terms and conditions at the Council. Notwithstanding this, the Company will engage in good faith with the Council on the terms and conditions to be offered to such employees, having regard to variations in existing remuneration structures across the Transferring Shareholding Councils, with a view to addressing discrepancies where appropriate and promoting a sense of fairness for employees of the Company.

(d) The Company may also choose to offer:

(i) any contractor identified in clause 5.2 a new independent contractor agreement; and

(ii) a role in the Company for any Ring-Fenced Employee who has successfully applied for a role in the Company whether through the closed recruitment or open recruitment process.

(e) Each offer to an employee or contractor is referred to as an "**Offer**".

5.5 **Acceptance**: The parties shall use all reasonable endeavours to persuade each employee and Contractor to accept the Offer.

5.6 **Conditions of Offer**: The Offer will be conditional on the transfer proceeding and with effect from the Completion Date. In respect of Employees for whom the Offer does not meet the

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requirements of clause 1(3) of Schedule 1 of the LG(WS) Act, the Offer will be conditional on the Employee waiving any entitlement to redundancy compensation/notice from the Council.

5.7 **Access to Employees and Contractors**: The Council will, at such times as reasonably requested by the Company, allow the Company access to:

(a) each Employee and Contractor to discuss the Offer; and

(b) subject to obtaining each Employee's and Contractor's consent to disclosure, if required, each Employee's employment records (or equivalent for Contractors).

5.8 **Company's Assumed Accrued Employee Benefits**: The Company shall from Completion assume, and indemnify the Council against, all Liability of the Company for all Accrued Employee Benefits.

5.9 **Return of Employee and Contractor information**: Where any Employee or Contractor does not accept an Offer, the Company will, at the option of the Council, return to the Council or destroy all personal information provided to the Company in relation to the relevant Employee (including, but not limited to, all employment records (or equivalent for Contractors) provided by the Council to the Company for the purposes of this clause 5.

6. PRE-COMPLETION OBLIGATIONS

6.1 **Positive obligations of Council**: Between the date of this agreement and Completion, the Council shall, subject to clause 6.3 of Schedule 2 (but without limiting the negative obligations of the Council in clause 6.2 of Schedule 2):

(a) operate and conduct the Business in the normal course in accordance with the business practices employed by the Council as at the date of this agreement and in accordance with any applicable provisions in the Shareholders' Agreement (with particular reference to the Establishment Strategy);

(b) continue to make such payments and discharge such obligations in a manner consistent with the timing and method of payment or discharge employed by the Council in the 12- month period prior to the date of the Shareholders' Agreement;

(c) continue to adhere to the Major Decisions Framework set out in the Shareholders' Agreement;

(d) to the extent not already executed, execute a deed of guarantee in favour of LGFA in accordance with the commitment set out in the Shareholders' Agreement;

(e) promptly notify the Company of any law suits, Claims, proceedings (other than normal debt collection proceedings), investigations or adverse events which may occur, be threatened, brought, asserted or commenced against it, its Directors or employees, involving or affecting the Business, the Assets, the Obligations and/or the Responsibilities; and

(f) no later than 30 days prior to the Agreed Transfer Date, give notice ("**Council Debt Notice**") to the Company of the Council's best estimate of the amount of the Council's Council Water Infrastructure Debt, the Council's share of Establishment Costs, the Council's Establishment Funding Share and any Transitional Activity

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Costs including sufficient detail for the Company to be able to confirm how such amounts were reached and that such amounts comprise Council Water Infrastructure Debt, the Council's share of Establishment Costs, the Council's Establishment Funding Share and any Transitional Activity Costs (as applicable).

6.2 **Negative obligations of Council**: Between the date of this agreement and Completion, the Council shall not, subject to clause 6.3 of Schedule 2 (but without limiting the positive obligations of the Council in clause 6.1 of Schedule 2):

(a) alter any of the conditions of employment of the Employees or Contractors (other than as required to provide for changes required to meet agreements with unions, salary increases and the payment of bonuses in accordance with the ordinary course of operations of the Council);

(b) agree to amend any of the terms of any Assumed Contract; or

(c) acquire or dispose of any of the Assets other than in the ordinary course of conducting the Business.

6.3 **Exceptions**: Clauses 6.1 and 6.2 of Schedule 2 do not prevent the Council from doing anything that:

(a) is expressly permitted by this agreement; or

(b) is approved in writing by the Company.

6.4 **Additional agreements**: The parties will negotiate and agree the form of the:

(a) Post-Completion Services Agreement; and

(b) Shared Services Agreement,

no later than 60 days prior to the Agreed Transfer Date each party will sign and deliver to the other party a copy of each such agreement.

6.5 **Novation and Counterparty Consents:**

(a) Prior to Completion, the Council shall use all reasonable endeavours to have each of the counterparties to any Assumed Contracts enter into a deed of novation, on terms acceptable to each of the Council and the Company, to novate the relevant Assumed Contract to the Company with effect from Completion.

(b) To the extent that a deed of novation is not able to be entered into pursuant to sub-clause (a), then the Council will use all reasonable endeavours to obtain the consent of the relevant counterparty to the Assumed Contracts marked as requiring consent in Appendix 1 of this Schedule 2, to the assignment of that Assumed Contract to the Company, on terms that are acceptable to both the Council and Company ("**Counterparty Consents**").

(c) The Company shall provide such assistance to the Council as it reasonably requests in relation to sub-clauses (a) and (b).

(d) If:

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(i) no deed of novation has been entered into in respect of that Assumed Contract; and

(ii) where a Counterparty Consent is required in respect of an Assumed Contract, and that Counterparty Consent has not been obtained

on or before Completion, the Company shall not delay or fail to undertake Completion and clause 9 of Schedule 2 will apply.

6.6 **Additional assets, responsibilities and liabilities before Completion**: The Council and the Company acknowledge that at the date of this agreement, further work is required to identify all of the assets, responsibilities, Liabilities or contracts that will transfer to the Company under this agreement on Completion. From the date of this agreement until Completion, the Council and the Company agree to continue to work together to identify any such additional assets, responsibilities, Liabilities or contracts in accordance with the Transfer Principles. If, before Completion, the Council or the Company identifies any asset, responsibility, Liability or contract held by the Council that:

(a) is necessary for the Company to carry on the Business after Completion in a manner consistent with how the Business was carried on during the 12 months prior to Completion; and/or

(b) primarily relates to the provision of the Transferring Water Services,

other than an Excluded Asset ("**Additional Item**"), then the parties may agree before Completion to vary this agreement in accordance with clause 7.8 of Schedule 4, for the Additional Item to be added to Appendix 1 of Schedule 2 or an Appendix to Schedule 2B. If the parties cannot agree on such a variation, the expert determination process in clause 8.2(b) of Schedule 2 will apply, with appropriate changes to reflect the determination required by this clause.

7. COMPLETION

7.1 **Time of Completion**: Completion of the transfer of the Assets, Obligations and Responsibilities ("**Completion**") shall take place electronically not later than 3pm on the Completion Date, or at such other time and place as may be agreed between the parties.

7.2 **Obligations on Completion**: At Completion:

(a) The Company shall pay the Settlement Amount to the Council in immediately available funds by electronic transfer to a bank account nominated by the Council, or through such other method as agreed in writing prior to Completion;

(b) the Company shall issue the Stage 2 Shares to the Council in accordance with the Shareholders' Agreement and update Companies Office to reflect the change in shareholding, and the Council will consent to such issue;

(c) legal and beneficial title to, risk to, and possession of, the Assets shall be given by the Council and accepted by the Company, and the Council will deliver all Assets, title to which passes by delivery, at the places set out in Appendix 1 of Schedule 2 and Schedule 2B or as otherwise notified by the Council to the Company;

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(d) the Council shall take such actions, and sign and deliver to the Company (together with all relevant documents of or evidencing ownership) such documents and other things necessary, to transfer to the Company full and unencumbered legal and beneficial title to, and possession of, the Assets as the Company may reasonably require;

(e) the Company assumes the Obligations and shall take such actions, and sign and deliver to the Council such documents and other things necessary, for the Company to assume full responsibility for the Obligations (including as provided for in clauses 6.4 and 9 of Schedule 2), as the Council may reasonably require;

(f) the Company assumes the Responsibilities and shall take such actions for the Company to assume full responsibility for the Responsibilities as the Council may reasonably require; and

(g) the Council must deliver to the Company:

(i) transfers of the Resource Consents (if any), which do not automatically pass to the Company on Completion as the registered owner of any freehold land comprising part of the Assets, duly executed by the Council (to the extent held by the Council) or executed by the relevant consent holder(s) (which the Council shall procure, to the extent the Resource Consents are held by a related party of the Council) in each case in a form satisfactory to the Company (acting reasonably); and

(ii) confirmation that the Council has advised the Minister for the Environment and the relevant territorial authority of the transfer of any designation(s) held by the Council in respect of the transfer of the Assets to the Company pursuant to s180 of the Resource Management Act 1991 (or any corresponding section of any successor legislation).

7.3 **Assignment of rights**: With effect from Completion, the Council assigns to the Company all its property and contractual rights in the Assets.

7.4 **Completion simultaneous**: The actions specified in clauses 7.2 and 7.3 of Schedule 2 must take place on the same day. If any of the documents required to be delivered, or actions required to be taken, pursuant to clause 7.2 of Schedule 2 are not delivered or taken for any reason, the Company is entitled, without prejudice to any of its other rights or remedies to:

(a) effect Completion so far as is practicable having regard to the defaults which have occurred and in so doing either to release, or without releasing (as the Company may elect), the Council from liability to comply as soon as possible with its obligations under that clause;

(b) fix a new date for Completion, which shall be treated for all purposes as the Completion Date;

(c) sue for specific performance; and/or

(d) request Ministerial intervention under the terms of the LG(WS) Act or Local Government (Water Services Preliminary Arrangements) Act 2024 as a consequence of the Council failing to comply with section 22 of that Act (by not

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giving effect to the undertaking for future delivery of the Transferring Water Services set out in its water services delivery plan).

8. APPORTIONMENT

8.1 **Apportionment statement**: The Council must give the Company within two months of the Calculation Time a written statement ("**Apportionment Statement**") setting out:

(a) the aggregate amount of all Accrued Employee Benefits at the Completion Date ("**Accrued Employee Benefits Amount**"); and

(b) the aggregate of all amounts payable to the Council pursuant to any of the Assumed Contracts or in relation to the Assets (including water rates/charges), which are yet to be received by the Council at the Completion Date in relation to the period up to and including the Completion Date ("**Outstanding Revenue**");

(c) the aggregate of all amounts received by the Council pursuant to any of the Assumed Contracts or in relation to the Assets (including water rates/charges), which have been received by the Council at the Completion Date in relation to the period after the Completion Date ("**Advance Revenue**");

(d) the amount of all Apportionable Outgoings:

(i) unpaid by the Council at the Completion Date in respect of the period up to and including the Completion Date ("**Accruals**"); and

(ii) paid by the Council at the Completion Date in respect of the period after the Completion Date (and to the extent not already included in the Council Water Infrastructure Debt) ("**Prepayments**").

8.2 **Dispute resolution regarding Apportionment Statement**: The Company shall, within five Business Days after receipt of the Apportionment Statement from the Council, give notice to the Council that the Company either:

(a) approves the Apportionment Statement; or

(b) does not approve the Apportionment Statement, such notice ("**Dispute Notice**") to specify the matters that the Company disputes or disagrees with ("**Matters in Dispute**"), in which case the Company and the Council must meet within five Business Days of the date of the Dispute Note and attempt to resolve the Matters in Dispute. If the Matters in Dispute are not resolved by the Company and the Council within five Business Days of such meeting, then either the Company or the Council may give notice ("**Referral Notice**") to the other referring the Matters in Dispute to a single expert ("**Expert**") for determination in accordance with the following:

(i) the Expert will be an accountant with relevant experience appointed by the Council and the Company by mutual agreement, provided that if agreement as to the Expert is not reached within five Business Days after the date of giving the Referral Notice, the Expert will be appointed at the request of a party by the New Zealand Dispute Resolution Centre;

(ii) the Council and the Company will together provide to the Expert copies of this agreement, the Dispute Notice and a copy of the Apportionment Statement; and

(iii) the Expert will be instructed to:

(aa) resolve the Matters in Dispute, in accordance with the accounting treatment used by the Council in their most recent financial statements ("**Accounting Treatment**"), and then, only to the extent necessary, in accordance with NZ GAAP (to the extent not inconsistent with the Accounting Treatment) as at the date of this agreement;

(bb) resolve the Matters in Dispute within 20 Business Days of the date of the Referral Notice and issue a decision to each of the Council and the Company; and

(cc) if required, adjust the Apportionment Statement and provide a copy to each of the Council and the Company;

(iv) the decision will be final and binding on the parties;

(v) referral of the Matter to the Expert will not be an arbitration agreement for the purposes of the Arbitration Act 1996 and the provisions of that Act will not apply to or govern that referral; and

(vi) the parties will bear their own costs (including legal costs) and an equal share of the costs and expenses of the Expert.

8.3 **Difference between Accruals and Prepayments**: If:

(a) the Outstanding Revenue plus the Prepayments exceed the aggregate of the Accruals and the Advance Revenue and the Accrued Employee Benefits Amount, the Company must pay an amount equal to the difference to the Council; and

(b) the aggregate of the Accruals, the Advance Revenue and the Accrued Employee Benefits Amount exceed the Outstanding Revenue plus the Prepayments, the Council must pay an amount equal to the difference to the Company,

as an adjustment of the Settlement Amount within five Business Days of:

(c) the date on which the Council receives notice from the Company under clause 8.2(a) of Schedule 2; or

(d) receipt by the party required to make payment under clause 8.3(a) or 8.3(b) of Schedule 2 (as applicable) of the adjusted Apportionment Statement from the Expert pursuant to clause 8.2(b)(iii) of Schedule 2.

Any such payment will be paid by electronic bank transfer of immediately available funds into the bank account nominated in writing by the party that is due to receive the payment, or in such other form as the parties may agree.

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9. ASSUMED CONTRACTS

9.1 **Assignment and Novation**:

(a) Subject to clause 6.5 of Schedule 2 and Completion, and on and with effect from the Completion Date, the Council assigns and the Company accepts an assignment of all of the Council's rights under, benefits of and interests in ("**Benefits**"), and assumes the burden of, the Assumed Contracts ("**Relevant Contract**"), in accordance with this clause 9 of Schedule 2.

(b) Subject to the provisions of the LG(WS) Act providing otherwise, this agreement does not constitute an assignment or an attempted assignment, or novation or attempted novation as the case may be, of a Relevant Contract if an assignment or attempted assignment requires the consent of the counterparty to the Relevant Contract and would constitute a breach of that Relevant Contract if an assignment were made without that consent.

9.2 **Consent to transfer of Relevant Contracts**:

(a) If the consent of a third party is to be requested for the assignment as marked in Appendix 1 of Schedule 2 (as applicable), and has not been obtained prior to Completion, the Council must continue to use all reasonable endeavours to obtain that consent by or as soon as reasonably practicable after Completion, on terms that are acceptable to both the Council and the Company.

(b) Pending the transfer of any Relevant Contract to the Company under clause 9.1 of Schedule 2, the Council must:

(i) hold the Benefits of the Relevant Contract on trust for the Company and account to the Company promptly after receipt by it for the value of any Benefit of the Relevant Contract that arises (or relates to the period) after the Completion Date; and

(ii) not agree to any termination, amendment or variation of, or waiver of any of the Council's rights under, the Relevant Contract without the prior written approval of the Company.

9.3 Performance of Relevant Contracts:

(a) The Council must perform and observe all obligations (other than any obligation to make any payment, where such payment is reflected in the Apportionment Statement) of the Council under any Relevant Contract which are due to be performed (or relate to the period) on or before the Completion Date.

(b) The Company must, to the extent it lawfully can, assume, perform and observe all obligations of the Council under any Relevant Contract which are due to be performed (or relate to the period) after Completion Date, as well as any obligation to make any payment in respect of the Relevant Contracts where such payment is reflected in the Apportionment Statement, whether arising before, on or after Completion.

9.4 **Transfer of Relevant Contracts Unavailable**: If, despite their reasonable endeavours, the Council and the Company are unable to (including because any third party consent required

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cannot be obtained) transfer a Relevant Contract under clause 9.2(a) of Schedule 2 within six months from Completion, the Council must, if requested in writing by the Company, as soon as reasonably possible, procure that the Relevant Contract is terminated with no Liability or cost to the Company. To avoid doubt, there will be no adjustment to the Settlement Amount, and the Council will have no Liability to the Company, as a result of any such termination.

10. DEFERRED CONTRACTS

10.1 The Parties have agreed that it is in the best interests of both Parties for the transfer of the contracts identified in Appendix 2 (each a "**Deferred Contract**") to be deferred until the relevant contract works have been completed. On Practical Completion (i.e., where the contract works are complete, and the defects notification period has commenced) the Parties will engage to ensure a Deferred Contract transfers from the Council to the Company; and

(a) all assets, liabilities and other matters under a Deferred Contract vest in the Company (and clause 8 will apply to the transfer of such Deferred Contract, with such amendments as necessary in the context of the transfer of the Deferred Contract); and

(b) shall enter into such documents as are reasonably required to give effect to the matters contemplated above.

10.2 On this basis, the Assumed Contracts do not include the Deferred Contracts.

10.3 The Council acknowledges that the Company has an interest in the completion of the contract works under the Deferred Contracts and agrees to:

(a) maintain ongoing and transparent communications with the Company in relation to the Deferred Contract;

(b) keep the Company reasonably informed on the progress of the completion of the contract works under the Deferred Contract; and

(c) promptly comply with any reasonable request by the Company:

(i) for information or documentation; and/or

(ii) to take any action (including to enforce the rights of the Council),

in relation to the Deferred Contract or contract works.

10.4 In relation to each Deferred Contract, the Council shall obtain the Company's prior written approval (which may be given or withheld in its absolute discretion) to any suspension, termination, amendment, variation, assignment, transfer, novation, or any other disposal or exercise of rights that is not a Permitted Variation.

10.5 For the purposes of clause 10.4, a Permitted Variation means a change (including any change in nature, quality or quantity of work or services to be provided) under a Deferred Contract that:

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(a) will not cause an extension of time for performance by the contractor under the relevant Deferred Contract which results, or is likely to result, in a material delay to the contract works;

(b) will not result in, and is not likely to result in, a material increase in the Deferred Contract price; and

(c) will not adversely affect contractor's ability to complete the contract works, or the Council's (and, once the Deferred Contract is transferred, the Company's) ability to fulfil its obligations under the Deferred Contract.

10.6 In relation to any approval sought by the Council in respect a Deferred Contract under this clause 10, the Council must provide the Company with:

(a) details of the reason why the approval is required;

(b) in the case of an amendment or variation, details of the proposed change including the impact on the relevant contract budget and programme; and

(c) any other information required by the Company.

10.7 The Council shall provide the information specified in sub-clause 10.6 to the Company in a timely manner to ensure that the Company is given sufficient time to consider the information.

10.8 The Council shall:

(a) promptly advise the Company of any event that may give rise to a right of termination by any party to a Deferred Contract, including details of the reasons which may give rise to such right of termination; and

(b) take any reasonable steps as required by the Company, including allowing the Company to carry out any reasonable action, to mitigate the effects of an event that may give rise to a right of termination.

11. POST-COMPLETION PROVISIONS

11.1 **Trust for non-assigned Assets**: If any of the Assets are not able to be assigned or otherwise transferred to the Company at Completion, the Council shall as from Completion and until such time as those Assets are assigned or otherwise transferred to the Company (which must occur within five Business Days of those Assets becoming able to be assigned or otherwise transferred to the Company), hold such Assets on trust for the Company and the Company is entitled to enforce its rights in respect of such Assets in the name of the Council.

11.2 **Additional assets and liabilities**: Subject to clause 10, after Completion, the Council and the Company will use all reasonable endeavours to identify any asset or contract held by the Council that:

(a) is necessary for the Company to carry on the Business after Completion in a manner consistent with how the Business was carried on during the 12 months prior to Completion; and/or

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(b) primarily relates to the provision of the Transferring Water Services,

other than an Excluded Asset ("**Further Item**"), by 1 July 2030 ("**Target Date**"). If the Council or the Company identifies such a Further Item (whether before or after the Target Date), then the parties may agree to transfer the Further Item (subject to obtaining any applicable counterparty consent on terms satisfactory to both the Council and Company), for consideration determined by the parties consistent with how the consideration was determined for the Assets and Obligations (and clause 8 will apply to the transfer of such Further Item, with such amendments as necessary in the context of the transfer of the Further Item). If the parties cannot agree on such value, the expert determination process in clause 8.2(b) of Schedule 2 will apply, with appropriate changes to reflect the determination required by this clause.

11.3 **Receipt of post-Completion amounts**: On and from Completion, the Company shall be entitled to receive and retain all amounts payable in respect of the Assets and Assumed Contracts. The Council shall make such payments to the Company as are necessary to give effect to the preceding sentence and until such payments are made shall hold the relevant amounts on trust for the Company. The Council shall promptly provide to the Company such information as is necessary to enable the Company to calculate amounts payable under this clause. The Council shall use all reasonable endeavours to ensure that the amount of each payment to be made under this clause is determined, and paid, as quickly as possible.

11.4 **Post-Completion wash-up**:

(a) The parties acknowledge that:

(i) the Settlement Amount is calculated on the basis of the Council's best estimate of its Council Water Infrastructure Debt; and

(ii) each of the Council's share of Establishment Costs, the Council's Establishment Funding Share and any Transitional Activity Costs is calculated on the basis of the Council's best estimate of those amounts,

as at the date of the Council Debt Notice.

(b) Within six months of the Completion Date, the Council will give a further notice ("**Final Debt Notice**") to the Company setting out the actual amount of its Council Water Infrastructure Debt, the Council's share of Establishment Costs, the Council's Establishment Funding Share (including interest incurred by the Council on the Council's Establishment Funding Share) and any Transitional Activity Costs (together, the "**Final Debt Amount**") as at the Completion Date, including sufficient detail for the Company to be able to verify the Final Debt Amount payable by the Company, including at such dates agreed under clause 1.1(b)(i) of Schedule 2A.

(c) The Final Debt Notice will also include the amount of the difference between the Settlement Amount and the Final Debt Amount ("**Difference**"), which, if the Settlement Amount is greater than the Final Debt Amount, will be repayable by the Council to the Company, and if the Settlement Amount is less than the Final Debt Amount, will be payable by the Company to the Council, in accordance with subclause (e) below.

(d) As soon as practicable after receipt of the Final Debt Notice:

(i) the Company shall notify the Council about whether the Company agrees with the Final Debt Notice or whether it wishes to verify the amount(s) set out in the Final Debt Notice, and if yes, the reasonable time period required by the Company to do so the Council will promptly provide all reasonable assistance to the Company in respect of any further information requested or any verification or audit which the Company wishes to undertake.

(ii) if the Company notifies the Council that it wishes to verify the amount(s) set out in the Final Debt Notice, the Company will complete its verification within the reasonable time period notified to Council under subclause (d)(i) (or such other period agreed in writing with the Council), and notify the Council of such completion and whether it agrees with the Final Debt Notice following verification or request for additional information.

(iii) if, following verification under subclause (d)(ii), the Company notifies Council that it does not agree with the amount of the Final Debt Notice, the Company will provide notice in writing to the Council, after which the parties will discuss and endeavour to agree the amount of the Council Water Infrastructure Debt within 10 Business Days after receipt of that notice (or such longer period as is agreed between the parties in writing). If the parties cannot agree the amount of the Council Water Infrastructure Debt in that period, the Company may, by notice in writing to the Council, refer the matter for expert determination in accordance with clauses 8.2(b)(i) to (vi) of Schedule 2 (applied with the necessary amendments to make those clauses applicable to the determination of the Council Water Infrastructure Debt).

(e) Within 10 Business Days of the later of:

(i) Notice that the Company agrees with the Final Debt Notice under subclause d(i);

(ii) Notice that the Company agrees with the Final Debt Notice following verification under subclause (d)(ii) above; and

(iii) if applicable, the Final Debt Amount being agreed or determined in accordance with subclause (d)(iii),

the relevant party with the payment obligation under subclause (d) above will pay the Difference to the other.

11.5 **Company to provide information**: Following Completion, the Company shall permit the Council such access to its records as shall be reasonably necessary to enable the Council to complete tax returns and to comply with other statutory obligations of the Council relating to the Business and/or the provision of the Transferring Water Services.

11.6 **Council to provide information**: Following Completion, the Council shall permit the Company to have access to its records, and to take copies thereof, for the purpose of conducting the Business or complying with other statutory obligations of the Company relating to the Business, the Responsibilities and/or the provision of the Transferring Water Services.

11.7 **Transition support**: Without limiting either party's other rights and obligations under this agreement, if, following Completion, the Company identifies any issues relating to any of the Assets that have been assigned or transferred to the Company, then the Company may seek the Council's assistance in resolving such issues. The parties will promptly discuss the issues identified by the Company and measures to resolve those issues, including the Council's role in such resolution (for example, without limitation, by way of the Council providing additional information or other assistance to the Company under the Post-Completion Services Agreement). The Council shall use its reasonable endeavours to assist the Company to resolve such issues (as agreed).

12. WARRANTIES AND INDEMNITIES

12.1 **Warranties**: In consideration of the Company entering into this agreement, the Council warrants to the Company, as at the Completion Date, that:

(a) the Assets:

(i) are the absolute property of, and under the control of, the Council; and

(ii) are not subject to any Encumbrance;

(b) the Assumed Contracts and Deferred Contracts are valid, binding and enforceable in accordance with their terms, and the Council is not, nor will it be at Completion (or, in respect of the Deferred Contracts the date on which the relevant Deferred Contract is transferred to the Company), in breach, in any material respect, of any such contracts; and

(c) the Council is not in breach, in any material respect, of any of the Responsibilities.

12.2 **Qualifications**: The Warranties are given subject to:

(a) any exception or qualification fairly disclosed in any formal disclosure letter given by or on behalf of the Council to the Company before execution of this agreement by the Company (disclosure will be considered to have been made if the matter is included in the approved Council water services delivery plan); and

(b) any matter or thing done or omitted to be done in accordance with any provision of this agreement or at the request, or with the prior approval, of the Company.

12.3 **Company Acknowledgement**: The Company acknowledges and agrees that:

(a) the Assets are sold on a strictly "as is where is" basis; and

(b) the Council has not made any statement, representation or warranty (express or implied) as to, and the Company has no claim against the Council in respect of, the fitness, quality, condition or state of repair of any of the Assets.

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APPENDIX 1 – MATTERS TO BE TRANSFERRED

(NOTING THAT LAND ASSETS ARE ADDRESSED IN SCHEDULE 2B)

Introduction: This Appendix must be read in conjunction with Schedule 2B and clause 1.2 of Schedule 2. The overarching transfer principle is that all assets that primarily relate to the Transferring Water Services will transfer to the Company; this includes all underground pipes and fittings, plant or equipment owned by Council (including those fixtures, plant or equipment recorded in Council's fixed asset register as at 2 Business Days before Completion).

FLEET AND MISCELLANEOUS ASSETS

Description	Year	Asset function	Registration
Boat (Sewage)	Unknown	Boat	N/A
Camera (Wastewater)	2009	Camera	N/A
CCTV	2021	Camera	N/A
Concrete Saw Stihl	2014	Concrete Saw	N/A
Concrete Saw Stihl	2014	Concrete Saw	N/A
Concrete Saw Stihl	2012	Concrete Saw	N/A
Crane Maxilift	2022	Crane (Mounted on Ute)	On QSJ900
Crane Maxilift	2022	Crane (Mounted on Ute)	On RME475
Crane Maxilift	2023	Crane (Mounted on Ute)	On RMW653
Crane Mimico	2025	Crane (Mounted on Ute)	On RFG909
Crane Mimico	2025	Crane (Mounted on Ute)	On RFG912
Excavator SK20SR Kobelco (Digger)	2014	Digger	HRR976
Generator Honda	2013	Generator	N/A
Combi Engine Stihl KM94	2016	Other	N/A
Smoke Maker	2006	Other	N/A
Tripod for Confined spaces	2021	Other	N/A
Welder - PE Electro fusion	2018	Other	N/A
Flexi Drive Pump Condor	2019	Pump	N/A
Flexi Drive Pump Condor	2019	Pump	N/A
Flowmaster 250DL Flow Meter	2021	Pump	Serial No. 3455-01
Pressure Polypump Bertolini	2011	Pump	N/A
Pump Chemical – Reticulation	2021	Pump	N/A
Trash Pump Honda WT30XK4UD	2017	Pump	N/A
Cable Locator	2024	Tools	N/A
Torque Drill	Unknown	Tools	N/A
Fuel trailer tank - Diesel Ensol	2024	Trailer	808U8
Tandem Trandem - Gibbons - generator trailer	2020	Trailer	70Z99
Trailer Lochiel 3.5T Trailer for Kobelco	2014	Trailer	Z219H
Trailer Tipper Trailer	2012	Trailer	T880L

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Description	Year	Asset function	Registration
Trailer Tipper Trailer	2012	Trailer	T877Q
Trailer Tumble Tipper	2006	Trailer	H945R
Trailer Tumble Tipper	2006	Trailer	H946R
Trailer Tumble Tipper	2007	Trailer	L187P
Trailer, Tumble Tipper	2007	Trailer	L315A
Trailer with Waterblaster - has coupling	2004	Trailer	D871K
Trailer, Sewage Boat	2001	Trailer	S740Y
Isuzu NPR325 (AMT)	2024	Truck	QQS518
Truck Isuzu NPR 325 M	2019	Truck	MSH462
Toyota Hilux C/C Ute	2024	Ute	QSJ899
Toyota Hilux D/C Ute	2024	Ute	QSJ890
Toyota Hilux Ute	2024	Ute	QSJ900
Toyota Hilux Ute	2024	Ute	QSJ898
Toyota HiLux Ute	2025	Ute	RFG909
Toyota HiLux Ute	2026	Ute	RFG912
Isuzu D Max Space Cab Chassis Ute	2025	Ute	RMW475
Isuzu D Max space Cab Chassis Ute	2025	Ute	RMW652
Ixuzu D Max Space Cab Chassis Ute	2025	Ute	RMW653
Toyota HiLux Ute	2025	Ute	RHP817
Toyota Hilux Ute d/c wellside	2024	Ute	QSJ889
Toyota Hilux Ute d/c wellside	2024	Ute	QSJ895
Toyota Hilux Ute d/c with deck	2024	Ute	QSJ894
Ute Mitsubishi Triton GLX 2.4 C/C Chassis 4WD	2021	Ute	NWN418
Ute Mitsubishi Triton GLX 2.4 D/C Chassis 4WD	2021	Ute	NWN413
Van Hyundai I Load Van Automatic	2020	Van	MTC212
Van Hyundai I Load Van Automatic	2020	Van	MTC229

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OBLIGATIONS

A ASSUMED CONTRACTS

In accordance with clause 6.6 of Schedule 2, the parties are agreed that further work is required to identify all Assumed Contracts. The below will be reviewed and amended, if necessary, prior to Completion[1].

	Contract name/description		
	Contract Number	*Contract Name*	*Contract Type*
1.	3/23/2353	Design and Construction of the Te Aroha Wastewater Treatment Plant Screen	Capital (NZS:3916)
2.	3/23/2368	Matamata Wastewater Treatment Plant Upgrade: Supply of Membrane System Equipment and Peripherals	Capital (NZS:4911)
3.	3/23/2369	Matamata Wastewater Treatment Plant Upgrade: Supply of Inlet Works Equipment and Peripheral	Capital (NZS:4911)
4.	3/23/2378	Matamata Wastewater Treatment Plant Upgrade: Main Civil Works	Capital (NZS:3910)
5.	-	Matamata Wastewater Treatment Plant Upgrade: Short Form Agreement for Consultant Engagement (Cerulean Consulting)	Capital (Professional Services)
6.	10108	Matamata Wastewater Treatment Plant Upgrade: : Engineers Representative & Construction Monitoring (Cambridge Water)	Capital (Professional Services)
7.	3/23/2269	Waterline Renewals	Capital (NZS:3916)
8.	3/23/211	Electrical Maintenance Water and Wastewater	Capital (NZS 3917)
9.	3/23/2402	Rolleston Street Te Aroha Water Intake Upgrade	Capital (NZS:3910)
10.	-	Service Level Agreement between WLASS (Co-Lab) and MPDC	Operations
11.	-	Industrial Trade Waste Discharge Deed (Fonterra Co-Operative Group Limited)	Trade Waste
12.	-	Industrial Trade Waste Discharge Agreement (Ixom Operations PTD Limited (NZ Branch))	Trade Waste
13.	-	Industrial Trade Waste Discharge Deed (Greenlea Premier Meats Limited)	Trade Waste
14.		Industrial Trade Waste Discharge Deed (Evonik Peroxide Limited)	Trade Waste
15.	-	Water Supply Agreement (Lowe Walker Te Aroha Ltd)	Bespoke
16.	-	Water Supply Agreement (Fonterra)	Bespoke
17.	-	Water Supply Agreement (Inghams)	Bespoke

[1] At the time of entry into this agreement (June 2026), certain remain under review and will be addressed in accordance with clause 6.6 of Schedule 2: These matters will be addressed as part of the pre-completion activity, with the transfer principles guiding decision making.

	Contract name/description		
	Contract Number	*Contract Name*	*Contract Type*
18.	-	Water Supply Agreement (Matamata Country Club Limited)	Bespoke

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RESPONSIBILITIES

A) STATUTORY RESPONSIBILITIES

	Statutory Responsibilities	Reference
1.	Responsibility for the provision, operation and management of drinking water and wastewater services in the district of the Council to the extent permitted by law.	Section 9, LG(WS) Act
2.	Compliance with provider level drinking water obligations – including reporting to regulator.	Water Services Act 2021
3.	Compliance with environmental obligations for wastewater – including reporting to regulator.	Resource Management Act
4.	Compliance with the requirements that apply to a water services provider (of drinking water and wastewater)	LG(WS) Act, Commerce Act

B) OPERATIONAL RESPONSIBILITIES

Operational Responsibilities	Reference
All operational aspects of drinking-water and wastewater services, including running and maintaining assets, ensuring regulatory compliance, managing customer connections, and responding to faults and emergencies.	LG(WS) Act, Water Services Act 2021

C) MANAGEMENT RESPONSIBILITIES

Management Responsibilities	Reference
Managing the delivery of drinking-water and wastewater services, including oversight of service performance, asset and contractor management, workforce management, operational compliance, and risk and incident management.	LG(WS) Act

D. RESOURCE CONSENTS

	Site Name	IRIS ID	Activity Type	Activity Subtype	Description
1.	Te Aroha WS	AUTH104581.01.01	Water Permit	Surface water take	Take water from the Pohomihi Stream and two tributaries of the Pohomihi Stream for municipal water supply purposes
2.	Te Aroha WS	AUTH107391.01.01	Discharge Permit	Water - other	Discharge water to the Pohomihi Stream from a water reservoir in association with municipal water supply purposes. Raw water open reservoir, located ina bush catchment
3.	Te Aroha WS	AUTH104580.01.01	Water Permit	Surface water take	Take water from the Tutumangao Stream for municipal water supply purposes

	Site Name	IRIS ID	Activity Type	Activity Subtype	Description
4.	Te Aroha WS	AUTH104578.01.01	Water Permit	Surface water take	Take water from the Tunakohoia Stream tributary for municipal water supply purposes
5.	Te Aroha WS	AUTH109740.01.02	Water Permit	Surface water take	Take up to 10,000 cubic metres per day of water from the Waihou River for the Te Aroha municipal water supply purposes
6.	Te Aroha WS	AUTH104583.01.01	Discharge Permit	Water - other	Discharge up to 500 cubic metres of water per day to the Lipsy (Tutumangao) Stream for water treatment operation purposes
7.	Waihou WWTP	AUTH120703.01.02	Discharge Permit	Water - sewage	Discharge treated wastewater into the Waiwhero Stream, at a maximum of 250 cubic metres per day
8.	Morrinsville WWTP	AUTHW0097.01.01	Water Permit	Dam	Construction of earth dam and oxidation pond for treating sewage
9.	Te Poi WS	AUTH118256.01.02	Water Permit	Surface water take	Take water from the Waiomou Stream
10.	Tahuna WWTP	AUTH118187.01.02	Discharge Permit	Water - sewage	Discharge up to 70 cubic metres per day of treated municipal wastewater from the Tahuna WWTP into the Tahuna Stream
11.	Matamata WWTP	AUTH146671.01.01	Land Use Consent	Land - deposit	To discharge cleanfill onto land
12.	Matamata WS	AUTH121950.01.01	Water Permit	Ground water take	To take groundwater from a production bore (located no. 72_448)
13.	Matamata WS	AUTH119179.01.01	Water Permit	Ground water take	To take groundwater from two production wells (located no.s 72_4434 and 64_511)
14.	Matamata WS	AUTH123349.01.02	Water Permit	Use	To use groundwater for Municipal supply purposes
15.	Matamata WS	AUTH121951.01.02	Water Permit	Use	Use groundwater for municipal supply (Matamata Township)
16.	Matamata WS	AUTH133023.01.03	Water Permit	Ground water take	To take groundwater from production bore 72_10250 for municipal supply purposes
17.	Morrinsville WS	AUTH126657.01.02	Water Permit	Ground water take	Take groundwater for municipal supply to Morrinsville
18.	Te Aroha WWTP	AUTH121968.01.01	Discharge Permit	Discharge to land	Discharge contaminants (via seepage) to land & groundwater from the Te Aroha Wastewater Treatment Plant

	Site Name	IRIS ID	Activity Type	Activity Subtype	Description
19.	Te Aroha WWTP	AUTH120309.01.01	Discharge Permit	Discharge to water	Discharge up to 7000 cubic metres per day of treated effluent from the Te Aroha Wastewater Treatment Plant to the Waihou River, and associated discharge of contaminants (odour) to air
20.	Matamata WS	AUTH104409.01.01	Land Use Consent	Land - well	Construct a well for water supply purposes
21.	Te Aroha WWTP	AUTH113792.01.01	Land Use Consent	Bed - structure	Install a rock filter wastewater outfall on the bed and bank of the Waihou River
22.	Te Aroha WS	AUTH107395.01.01	Land Use Consent	Bed - structure	Occupy the bed of the Tutumangao Stream, by way of a water intake weir, for public water supply purposes, Te Aroha
23.	Te Aroha WS	AUTH107398.01.01	Land Use Consent	Bed - structure	Occupy the bed of the Lipsy (Tutumango) Stream, by way of a discharge structure, for public water supply purposes, Te Aroha
24.	Matamata WWTP	AUTH118688.01.01	Land Use Consent	Bed - structure	Undertake earthworks including soil disturbance activities with subsequent discharge of contaminants to water in association with bed disturbance activities, filling, use & occupation of the bed of the Mangawhero Stream
25.	Waihou WWTP	AUTH120705.01.01	Land Use Consent	Bed - structure	Place, use and maintain an existing outfall structure in the bank of the Waiwhero Stream
26.	Matamata WS	AUTH119919.01.01	Land Use Consent	Bed - structure	Use & maintain an intake structure on the bed of the Waiteariki Stream for municipal water supply purposes
27.	Matamata WS	AUTH119920.01.01	Land Use Consent	Bed - structure	Use & maintain a discharge structure on the bank of the Waiteariki Stream for municipal waste supply purposes
28.	Matamata WS	AUTH119917.01.02	Water Permit	Surface water take	Take up to 4,400m3 per day of water from the Waiteariki Stream for municipal water supply purposes

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	Site Name	IRIS ID	Activity Type	Activity Subtype	Description
29.	Matamata WS	AUTH119918.01.01	Discharge Permit	Water - other	Discharge treated backwash water from the Matamata Water Treatment Plant to the Waiteariki Stream
30.	Morrinsville WS	AUTH120722.04.01	Land Use Consent	Bed - structure	Use and maintain an intake structure within the Topehaehae Reservoir for Morrinsville municipal water supply
31.	Morrinsville WS	AUTH120720.02.02	Water Permit	Surface water take	Take up to 12,000 cubic metres per day of water from the Topehaehae Stream
32.	Morrinsville WS	AUTH120718.01.01	Water Permit	Dam	Dam and divert the Topehaehae Stream in association with the Morrinsville municipal water supply
33.	Morrinsville WS	AUTH120724.05.01	Discharge Permit	Water - other	Discharge backwash water from a water treatment plant to the Topehaehae Stream
34.	Morrinsville WS (lockerbie)	AUTH142378.01.02	Water Permit	Ground water take	Take ground water from a bore and utilise for municipal purposes
35.	Hinuera WS	AUTH143383.01.01	Water Permit	Ground water take	Ground water take for municipal supply purposes
36.	Tahuna WS	AUTH147471.01.01	Land Use Consent	Land - well	to construct, use and maintain 2 wells for municipal water supply
37.	Morrinsville WWTP	AUTH145395.01.01	Land Use Consent	Land - well	To construct, use and maintain a well for groundwater monitoring
38.	Tahuna WS	AUTH146551.01.01	Land Use Consent	Land - well	to construct, use and maintain two wells for municipal water supply, a pilot bore and a production bore
39.	Matamata WS	AUTH141153.01.01	Land Use Consent	Land - well	construct, use and maintain 2 wells for municipal water supply purposes
40.	Matamata WWTP	AUTH110031.01.02	Discharge Permit	Water - sewage	Discharge treated municipal effluent to the Mangawhero Stream
41.	Matamata WWTP	AUTH118686.01.01	Discharge Permit	Air - other	Discharge contaminants into the air from all activities associated with the Matamata Sewage Treatment Plant
42.	Morrinsville WWTP	AUTH138410.01.01	Discharge Permit	Land - sewage	To discharge waste activated sludge to Pond C and the associated discharge of contaminants to air, at the Morrinsville Wastewater Treatment Plant, Morrinsville.

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	Site Name	IRIS ID	Activity Type	Activity Subtype	Description
43.	Morrinsville WWTP	AUTH118888.01.01	Discharge Permit	Air - other	Discharge of contaminants to air, being principally odour from operations of the wastewater treatment plant, sludge dewatering and ponds
44.	Morrinsville WWTP	AUTH118887.01.01	Discharge Permit	Land - sewage	Discharge contaminants from sludge, waste activated sludge and wastewater from the Morrinsville WWTP onto and into land via seepage from Ponds A,B and C
45.	Morrinsville WWTP	AUTH118885.01.02	Discharge Permit	Water - other	Discharge of treated industrial and municipal wastewater from the Morrinsville WWTP into a tributary of the Piako River known as the Totara Gully Stream
46.	Morrinsville WWTP	AUTH119563.01.01	Discharge Permit	Water - other	Discharge of drainage water from a toe drain of the Pond C dam, into the Totara Gully Stream
47.	Morrinsville WWTP	AUTH118886.01.01	Discharge Permit	Water - other	Discharge of treated industrial and municipal wastewater, screened high-flow bypasses, stormwater and associated contaminants from the Morrinsville WWTP Pond (Pond C) into the Piako River
48.	Morrinsville WWTP	AUTH118889.01.01	Land Use Consent	Bed - structure	Placement, use and maintenance of two existing wastewater discharge outfall structures on and over the beds of the Totara Gully Stream and the Piako River
49.	Hinuera WS	AUTH148207.01.01	Land Use Consent	Land - well	To construct and maintain two wells for municipal water supply and two wells for groundwater monitoring purposes
50.	Morrinsville WS	AUTH142551.01.01	Discharge Permit	Land - Other	Discharge water from pipeline scouring containing iron / manganese to land and the Topehaehae stream.
51.	Tahuna WS	AUTH148467.01.01	Water Permit	Ground water take	Ground water take for the municipal water supply for the township of Tahuna
52.	Te Aroha WS	AUTH148175.01.01	Land Use Consent	Bed - structure	To install and use a water intake structure

	Site Name	IRIS ID	Activity Type	Activity Subtype	Description
53.	Te Aroha WS	AUTH148175.02.01	Water Permit	Surface water take	To divert ground water and take surface water for dewatering purposes

E) IWI AND HAPŪ RESPONSIBILITIES

The parties acknowledge that there are very important relations in place between Council and iwi/hapū as well as significant Treaty settlements that have been entered into that are relevant to how water services will be delivered by the Company. There are also related agreements, arrangements and mechanisms such as, for example, joint management agreements, relationship agreements and specific arrangements with iwi/hapū in relation to particular areas or water services projects.

Although not required in a transfer agreement, the Company acknowledges:

a) the significance of these relationships, Treaty settlements and arrangements. The detail of these is not addressed in this transfer agreement as the matters are not "transferring" but are of relevance to the Company in the context of its water services activities;

b) it is obliged to act in a manner consistent with Treaty settlement obligations as set out in the LG(WS) Act and is committed to working with iwi/hapū and the Council to develop a shared understanding of what this requires in practical terms. This includes understanding how these obligations apply to the Company's work, and to ensure the Company respects and upholds the relevant commitments.

This above will form part of the enduring relationship between the Company, iwi/hapū and the Council. Further work is underway to provide detail on the practical aspects of this.

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APPENDIX 2

MATTERS TO NOT BE TRANSFERRED

EXCLUDED ASSETS

Excluded Assets
Nil

EXCLUDED CONTRACTS

Contract Name	Contract details
Nil	

EXCLUDED RESPONSIBILITIES

Excluded Responsibilities	Reference
Delivery of Stormwater Services	

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SCHEDULE 2A

SETTLEMENT AMOUNT

1. PRINCIPLES FOR ESTABLISHING THE NET DEBT CALCULATION

1.1 The intent is that the Company either:

(a) pays the Council an amount equal to:

(i) the Council Water Infrastructure Debt;

(ii) the Council's share of the Establishment Costs;

(iii) the Council's Establishment Funding Share, including interest incurred by the Council on the Council's Establishment Funding Share; and

(iv) any Transitional Activity Costs;

in each case to the extent actually paid to the Company or a third party by the Council, and not previously repaid to the Council); or

(b) agrees with the Council in writing that:

(i) the Council will retain some or all of its Council Water Infrastructure Debt until future date(s) agreed with the Company, on which the Company will pay the Council the amount of that retained Council Water Infrastructure Debt;

(ii) the Company will pay the Council an amount equal to the Council's Council Water Infrastructure Debt (less the amount that will be retained by the Council under subclause 1.1(b)(i) above), the Council's share of the Establishment Costs, and the Council's Establishment Funding Share (to the extent actually paid to the Company and not previously repaid to the Council); and

(iii) the Company will meet such costs of the Council in retaining the Council Water Infrastructure Debt under subclause 1.1(b)(i) above, as agreed and specified in writing between the parties.

(c) The Council will be responsible for paying its creditors and collecting its receivables balances at the Completion Date.

(d) The Council will remain responsible for the provision of the Transferring Water Services until the Completion Date, but will not incur debt amounts greater than those projected in the Council's long-term plan in place on the date of the Shareholders' Agreement (notwithstanding any subsequent amendments to such long-term plan after that date).

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2. COUNCIL WATER INFRASTRUCTURE DEBT DETERMINATION

2.1 The Company will be given the opportunity to engage with the Council in advance of the Council Debt Notice being provided pursuant to clause 6.1(f) of Schedule 2.

2.2 The Parties accept that should any issue arise in relation to that Council Debt Notice, there may be insufficient time to resolve this. Any unresolved matters arising in relation to the Council Debt Notice will be documented and considered as part of the Final Debt Notice, as provided for in Schedule 2.

3. SETTLEMENT AMOUNT CALCULATION

3.1 The amount payable by the Company to the Council for the purpose of clause 7.2(a) of Schedule 2, will be calculated by the following statement being completed in advance of the Calculation Time.

	Item	**Information source**	**Amount**
A.	Water Infrastructure Debt	Amount of Water Infrastructure Debt set out in the Debt Notice provided by the Council pursuant to clause 6.1(f), Schedule 2. The Debt Notice will include a list of any debt instruments transferring to the Company as Water Infrastructure Debt, together with any agreed accounting for working capital adjustments.	$[to be included]
A.1	(*Less* any debt retained by Council in accordance with clause 1(a)(ii) of this Schedule 2A)	As per clause 1(a)(ii) above, any agreement between the Company and Council in relation to the Council retaining Water Infrastructure Debt will be agreed in writing and the Water Infrastructure Debt reduced accordingly.	$[to be included]
B.	Share of Establishment Costs	Specific amount paid by Council to be included	$Amount per Council as agreed in advance to be included
C.	Establishment Funding Share	Specific amount to be included per SHA	$Amount per Council as agreed in advance to be included
D.	Transitional Activity Costs	Agreed methodology for calculating this category of cost is set out in clause 4 below of this Schedule 2A.	$Amount per Council as agreed in advance to be included
	Total		**$[X]**

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4. TRANSITIONAL ACTIVITY COSTS

4.1 The Transitional Activity Costs will be calculated in accordance with this clause 4.

4.2 The Company will repay Council for transitional activity costs incurred from the date of the Company being incorporated until the Completion Date where the costs are directly incurred for the purpose of readying the Council to transition its water services to the Company and for costs accrued at Completion in relation to the period after Completion which directly relate to post-completion maters in the Transfer Agreement (including the preparation of the Final Debt Notice), provided such accrued costs were not reasonably capable of being incurred prior to Completion and are supported by reasonable detail, and in all other respects meet the requirements of 4.3(a), unless the parties otherwise agree.

4.3 The transitional activity costs up to Completion include incremental costs incurred (or accrued) by the Council relating to:

(a) Providing input and support for the establishment activity carried on by the Company in accordance with the Establishment Strategy and the underlying establishment plan (being the establishment plan approved by the parties in and around July 2025) (including the supply of information, staff attendance at workshops, executive input to cross organisational programmes of work, preparation of legal agreements between Council and the Company).

(b) Organisational change management within Council to plan and prepare for changes to Council role and functions in preparation for the transfer of Waters Services to the Company.

(c) Management of redundant resources and costs as a result of organisational changes (employee redundancy cost, stranded overheads) subject to:

(i) such costs not already being included in Council Water Infrastructure Debt;

(ii) Council making reasonable efforts to redeploy or eliminate redundancy costs; and

(iii) Council only including redundancy costs that relate to resources used by the waters business (on a business-as-usual basis) and on a proportional basis (i.e. only to the extent they relate to water services). Excludes redundancy payments for employees no longer required by Council where less than 20% of the role of the employee is attributable to Water Services.

SCHEDULE 2B
TRANSFER TERMS AND CONDITIONS

1. PURPOSE

1.1 **Purpose of Schedule 2B**: This Schedule 2B provides for the terms of the transfer from the Council to the Company of the Assets comprising land, plant and equipment identified in:

(a) Appendix 1 to this Schedule ("**Land Assets**");

(b) Appendix 2 to this Schedule ("**Reserve Land Assets**");

(c) Appendix 4 to this Schedule ("**Access Terms Assets**"); and

(d) Appendix 5 to this Schedule ("**Road Reserve Assets**"),

together the "**Property Assets**".

2. LAND ASSETS TO BE TRANSFERRED

2.1 **Schedule 2 to apply**: The provisions of this Schedule 2B apply in relation to Property Assets. To the extent applicable, the general provisions of Schedule 2 apply also to the Property Assets and to the transfer of those Property Assets from the Council to the Company under this Schedule 2B.

2.2 **Land Assets**: The parties enter into this agreement and the Council agrees to transfer the Land Assets to the Company under section 50 of the Public Works Act 1981 ("**PWA**"), on the basis that:

(a) the Council is a local authority for the purposes of section 2 of the PWA;

(b) the Council currently holds the Land Assets for an existing public work (water and wastewater services purposes);

(c) the Company will become a local authority under the PWA on the Completion Date;

(d) the Company requires the Land Assets for a public work (the Transferring Water Services) for which the Company will hold Statutory Responsibilities;

(e) as the Land Assets are required by the Company for a public work (Transferring Water Services), pursuant to section 40(1)(b) of the PWA, the Council is not required to offer back the Land Assets to the previous owner of the Land Assets under sections 40 to 42 of the PWA (those obligations now transferring to the Company);

(f) any rights to have the Land Assets offered back pursuant to sections 40 to 42 of the PWA remain with the persons from whom the Land Assets were originally acquired for a public work and not the Council; and

(g) any future obligation to offer all or any part of the Land Assets back to a former owner pursuant to section 40 of the PWA will rest with the Company and not the Council.

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3. REVERSE LICENCE

3.1 **Tawari Water Treatment Plant**

(a) **Access Requirement:** The parties acknowledge that following the transfer of the Tawari Water Treatment Plant in Lot 1 DPS 22802 comprised in record of title SA21D/415 ("**TWTP Land**") from the Council to the Company, the land in Lot 1 DPS 35822 comprised in record of title SA31D/763 ("**Tawari Bore Land**") will be landlocked.

(b) **Licence:** From Completion until the Company is no longer the registered owner of the TWTP Land, the Company grants, and the Council accepts, a licence for the non-exclusive use of the formed access route on the TWTP Land ("**Access Route**") for the purposes of accessing the Tawari Bore Land with vehicles and on foot. When using the Access Route, the Council must not interfere with the Company's operations of a treatment plant on the TWTP Land.

(c) **Maintenance:** The Council shall be responsible for:

(i) repairing any damage to the Access Route caused as a result of the Council's use of the Access Route; and

(ii) ensuring that it complies with the Company's reasonable directions and instructions relating to access control and security.

3.2 **Indemnity:** The Council indemnifies the Company against any costs, claims, damages, expenses, action and proceedings arising from the Council's use of the TWTP Land.

3.3 **Easement Option**: In consideration of the sum of $1.00 paid by the Council to the Company (receipt of which is acknowledged by the Company), the Company grants the Council an option to register a right of way easement over the Access Route at the Council's cost. The Council may exercise this option at any time during the term of the licence in clause 3.1.

3.4 **Exercise of Option**: The option in clause 3.3 is exercisable by the Council delivering to the Company written notice that the Council wishes to exercise the option.

3.5 **Mt Misery Repeater (Civil Defence)**

(a) **Access Requirement**: The parties acknowledge that the Morrinsville Mount Misery Reservoir in Lot 1 DP 523711 comprised of record of title 838260 ("**Mt Misery Land**") will transfer from Council to the Company on the terms of this agreement. Mt Misery Land comprises an Emergency Management communications system as shown on the plan at Appendix 9 ("**Civil Defence Repeater**"). The Civil Defense Repeater is accessed via the right of way contained in easement instrument 11321625.11 (**Access Route**).

(b) **Licence**: From Completion until the Company is no longer the registered owner of the Mt Misery Land, the Company grants, and the Council accepts, a licence for the non-exclusive use of the Access Route for the purposes of accessing the Civil Defense Repeater for testing, maintenance and during an emergency event. When using the Access Route, the Council must not interfere with the Company's operations at the Reservoir on the Mt Misery Land and at all times comply with the terms of easement instrument 11321625.11.

(c) **Maintenance**: The Council shall be responsible for:

(i) repairing any damage to the Access Route caused as a result of the Council's use of the Access Route; and

(ii) ensuring that it complies with the Company's reasonable directions and instructions relating to access control and security.

4. LICENCE RIGHTS FOR COMBINED EASEMENTS

4.1 **Combined Easements**: The parties agree that the following easements in gross listed in Appendix 1 will transfer from the Council to the Company are combined with and include rights and obligations to be retained by the Council for the purposes of operating stormwater services:

Easement No.	Property	Easements
12709945.7	Tamure Street Calcutta Farms Limited (Maea Fields)	Right of way over part marked AO on DP 607096 Right to drain water over parts marked Q, AU and AO on DP 607096 [other areas tbc]
127871147.12	Tamure Street Calcutta Farms Limited (Maea Fields)	right to drain water over parts marked AP, AL and CE on DP 607096
1330022.8	Tamure Street Calcutta Farms Limited (Maea Fields)	right to drain water over part marked QA, QB, QC, N, NA and S on DP 607096 right of way over part marked R and S on DP 607096
1229753	Lockerbie Estate Pump Station	right of way over parts marked A, L, B, M and C, right to drain water over parts marked A, L and C, all on DP 615265
13297851.6	Lockerbie Estate Pump Station	The right to drain water over parts marked A, L, and C
844731.2	Morrinsville (Wastewater Pipe Bridge)	right to drain water in gross over Lot 1 DP 419560 marked A, B and C on DP 419560
7561627.4	Park Lane, Morrinsville	right of way (maintenance vehicles only no public access) in gross over Lot 2 DP 390819 marked E, AF, AB and BG on DP 390819 right of way (maintenance vehicles only no public access) in gross over Lot 1 DP 390819 marked F on DP 390819

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		right to convey and drain water in gross over Lot 1 DP 390819 marked F and AH on DP 390819
Transfer H100181.2	102 Allen Street, Morrinsville	right of way over part marked A on DPS 22015
12774193.2	26 Rockford Street, Matamata	right to drain stormwater over part marked J, I, H and D, right to drain water and retention pond over part marked K, L, M, H, E, F, I, G and J, and right of way over part marked A and B all on DP 589897
7386260.3	Sharp Place (Manuka St Pump Station)	right to drain water over parts marked H1, H2 & F on DP 385702

together the "**Combined Easements**".

4.2 **Licence back to Council:** Upon transfer of the Council's rights, as grantee, under the Combined Easements to the Company, the Company grants to the Council, and the Council accepts, a non-exclusive, royalty-free licence to exercise those rights of the Company under the Combined Easements that are reasonably necessary for the Council and its employees, contractors, agents and authorised representatives to operate stormwater services (**Easement Licence**).

4.3 **Council Limitations:** The Council must not exercise any rights under the Easement Licence except to the extent reasonably necessary to undertake the stormwater services and the Easement Licence does not grant Council any right to:

(a) use, operate, maintain, repair, renew, replace or access any water services infrastructure, assets or operations owned or controlled by the Company; nor

(b) disrupt the Company's ownership, operation, maintenance and use of the Assets associated with the Combined Easements.

4.4 **Company Limitations:** The Company must exercise its rights under the Combined Easements so as to minimise disruption to the Council's ownership, operation, maintenance and use of the stormwater services infrastructure located within the easement areas of the Combined Easements (if any).

4.5 **Access and coordination**: The Council must comply with all reasonable requirements of the Company relating to access procedures, health and safety requirements and operational coordination when exercising the rights under the Easement Licence.

4.6 **Repair and reinstatement**:

(a) The Council must promptly, and at its own cost, repair and reinstate any damage to any easement area of a Combined Easement, Land Assets or burdened land arising from the Council's exercise of the licensed rights under the Easement Licence or any act or omission of the Council, its employees, contractors, agents or authorised representatives.

(b) The Company must promptly, and at its own cost, repair and reinstate any damage to the Council's stormwater assets and infrastructure within any easement area of a Combined

Easement, arising from the Company's acts or omissions, its employees, contractors, agents or authorised representatives.

4.7 **Duration:** The Easement Licence continues for the same term as the Access Terms in Appendix 3.

4.8 **Completeness:** The parties acknowledge that the Combined Easements identified in clause 4.1 may not constitute a complete set of rights intermingled with the Transferring Water Services that are required by the Council for the ongoing operation of stormwater services. Where further rights held by the Company following the date of this agreement are transferring or have transferred to the Company under this agreement that are required by the Council for the operation of stormwater services, the parties will work together to include such further rights at clause 4.1.

5. DEALINGS WITH LAND

5.1 If, at any time following Completion, the Company determines that it no longer requires the whole or part of its estate or interest in any Land Assets or Reserve Land Assets for a public work and proposes to dispose of that land (**Disposal Land**), the Company will:

(a) notify the Council of the proposed disposal; and

(b) either, as the case requires:

(i) offer-back to the Council the Disposal Land in compliance with the Company's requirements under the PWA (including sections 40 to 42); or

(ii) where the Company has no obligation to offer-back the relevant Disposal Land to the Council under the PWA, including any exemption under section 40(2) of the PWA, then offer the Disposal Land to the Council for transfer as a public work under section 50 of the PWA, provided that the Council can demonstrate that the Disposal Land is required for a public work by the Council.

Nothing in this clause requires the Company to act inconsistently with, or in breach of, its obligations under the PWA.

5.2 **As is Where is**: The Council shall transfer the Land Assets to the Company, and the Company shall receive the Land Assets free of any Encumbrances from the Council, in accordance with this agreement. To avoid doubt, subject to the requirement to procure the withdrawal or discharge of Encumbrances as set out in clause 12.1 of Schedule 2 to the Transfer Agreement, the Property Assets shall otherwise transfer on an "as is, where is" basis and the Council is not required to procure the withdrawal or discharge of any registered or unregistered interests or memorials from Records of Title to the Land Assets.

5.3 **Reserve Land Assets:** In respect of the Reserve Land Assets, the parties enter into this agreement and the Council and the Company agree to take all steps necessary to make an application to Land Information New Zealand ("LINZ") to arrange for the Reserve Land Assets to be set apart for applicable Transferring Water Services purposes under section 52 of the PWA and vested in the Company under sections 50 and 20(1) of the PWA on the basis that:

(a) the Council holds the Reserve Land Assets as a public reserve; and

(b) those matters referred to in subclauses 2.2(c) to 2.2(g) above apply also in respect of the Reserve Land Assets.

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5.4 **Condition subsequent**: The parties acknowledge that the Company will become a local authority for the purposes of the PWA when the Statutory Responsibilities are transferred to the Company under this agreement and therefore, that the matters in clause 2.2 above are conditional (as a condition subsequent) on the transfer of the Statutory Responsibilities to the Company on the Completion Date.

5.5 **Interim obligations**: Between the date of this agreement and the later of Completion or registration of the declaration or transfer instrument, the Council shall (in addition to complying with its obligations in clause 6 of Schedule 2):

(a) maintain all Property Assets in good repair and condition; and

(b) not acquire any new Property Assets or dispose of, vary or otherwise in any way deal with any of the Property Assets, unless otherwise agreed between the Council and the Company.

5.6 **Additional Land Assets**: The parties acknowledge that clause 6.6 of Schedule 2 also applies to any additional interests in land held by the Council.

5.7 **Specific pre-Completion obligations**: Without limiting the obligations of the Council to ensure that the Property Assets are capable of transfer to the Company on the Completion Date or to otherwise perfect the transfers intended by this agreement, the Council will, at its own cost (including meeting any third party costs) and in accordance with this clause 5.8 of this Schedule 2B, carry out and complete the following actions promptly following entry into this agreement and in any event within a reasonable time prior to the Completion Date:

Matamata Water Treatment Plant (Tills Road)

(a) The Council owns and operates the Matamata Water Treatment Plant located on conservation land in Section 1 Survey Office Plan 57454 pursuant to a concession agreement with the Department of Conservation with BP-22584-OTH ("**Concession**"). The parties acknowledge that they have lodged an application with the Department of Conservation to assign the Concession from the Council to the Company and agree that the Matamata Treatment Plant (Tills Road) transfers to the Company in accordance on the later of:

(i) the Completion Date; or

(ii) the date on which the Concession is assigned from the Council to the Company.

(b) If the date of the assignment of the Concession is after the Completion Date, the Council shall grant to the Company, with effect from Completion, licence rights over the Concession on the licence terms set out in Appendix 3 to this Schedule 2B.

Title corrections

(c) There are various records of title and instruments held in the name of various County Councils or Borough Councils, being entities which pre-date the Council. The Council will procure that the registered owner or party to each of these are updated and/or vested by way of departmental dealing (or otherwise) so that legal ownership is recorded in the name of the Council:

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5.8 **General obligations and process:**

(a) **Approvals**: Where any plan, instrument, document, act, matter or thing referred to in clause 5.7 or clause 5.20 is to be approved by, or satisfactory or acceptable to, the Company or any other similar language is used, the Council will provide the Company with:

(i) a copy of the relevant document or otherwise provide detail of the applicable matter ("**Approval Item**");

(ii) any other information reasonably required by the Company relevant to the Approval Item; and

(iii) the timeframe within which the Council requires a response from the Company (which must be reasonable in the circumstances).

Where the Company (acting reasonably) objects to or raises concerns regarding the Approval Item within the reasonable timeframe stipulated, the Company and the Council must, each acting promptly, reasonably and in accordance with this agreement, meet to discuss and agree on amendments to the Approval Item in order to resolve the Company's concerns. The Council will, following such agreement, proceed in accordance with the (amended and approved) Approval Item.

(b) **Third party actions, consents or approvals**: Where any plan, instrument, document, act, matter or thing referred to in clause 5.7 or clause 5.20 requires the approval, consent or action of a third party (including, without limitation, the registered owner or a third party with an interest in the land), the Council will (at its cost) procure that such third party provides its approval, consent or otherwise undertakes the necessary action.

(c) **Actions**: The Council shall otherwise do all things necessary, including executing all documents and obtaining all regulatory and third-party consents, to give effect to its obligations in clause 5.7 and/or clause 5.20 (as applicable).

(d) **Updates and notification**: The Council will keep the Company regularly (no less than once a month) updated on its actions and progress in complying with its obligations under clause 5.7, notify the Company when an obligation has been completed and provide the Company with relevant documents (such as updated records of title evidencing registration) and such other information as the Company may reasonably require as requested by the Company from time to time.

5.9 **Completion**: On Completion under this agreement and in consideration for the Settlement Amount, title to, risk to, and possession of, the Property Assets shall be given by the Council and accepted by the Company.

5.10 **Legalisation**: The transfer of the Land Assets will, at the Company's election, be legalised either by:

(a) declaration under sections 20(1) and 50 of the PWA; or

(b) the appropriate transfer instrument (or other instrument, all referred to in this Schedule as a "**transfer instrument**") under the Land Transfer Act 2017.

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5.11 **Compensation certificate**: Where legalisation of the transfer will not occur on Completion, the Company may elect to lodge a compensation certificate pursuant to section 19 of the PWA against one or more of the Land Assets. The Company will:

(a) notify the Council following registration of the compensation certificate; and

(b) promptly following the acquisition by the Company of the applicable Land Asset, withdraw the compensation certificate.

5.12 **Survey plans**: Where required to give effect to the transfer contemplated by this Schedule 2B (including any setting apart), unless otherwise agreed in writing, the Council will arrange for a surveyor to prepare any required survey office or land transfer plans and provide the same to the Company for review and comment. The Company will not unreasonably withhold or delay its approval to any such survey plan. Reasonable costs to be shared between Council and the Company).

5.13 **Declaration**: Where the transfer of all or part of the Land Assets or Reserve Land Assets is to occur by declaration under sections 20(1) and 50 of the PWA, the Company will prepare a declaration pursuant to sections 20 and 50 of the PWA with respect to those Land Assets and arrange for the Crown (through Land Information New Zealand ("**LINZ**")) to sign such declaration. The Company will publish and register the declaration following execution by the Crown (through LINZ).

5.14 **Transfer**: Where the transfer of all or part of the Land Assets is to occur by transfer instrument under the Land Transfer Act 2017, the following provisions will apply:

(a) the Company shall procure its solicitors to:

(i) within a reasonable time prior to the Completion Date, create a Landonline workspace for the transaction, notify the Council's solicitors of the dealing number allocated by LINZ, and prepare in that workspace a transfer instrument in respect of the applicable Land Asset;

(ii) prior to Completion:

(aa) (where applicable) prepare a notice of sale for the Land Assets in accordance with the Local Government (Rating) Act 2002 by way of an electronic platform;

(bb) (where applicable) lodge in that workspace the tax information contained in the Company's tax statement; and

(cc) certify and sign the transfer instrument; and

(iii) provide the Council's solicitors with a written undertaking and do all things as may be required to effect Completion in the manner contemplated by the most recent edition of the Property Transactions and E-Dealing Practice Guidelines prepared by the Property Law Section of the New Zealand Law Society (insofar as the same relates to the conduct of the Company's solicitors); and

(b) the Council's solicitors shall:

(i) within a reasonable time prior to the Completion Date, prepare in that workspace all other electronic instruments required to confer title in the applicable Land Assets on the Company free from Encumbrances but subject to all existing registered interests and memorials; and

(ii) prior to Completion:

(aa) (where applicable) lodge in that workspace the tax information contained in the Council's tax statement; and

(bb) have those instruments and the transfer instrument certified, signed and, where possible, pre-validated;

(cc) provide the Company's solicitors with a written undertaking that:

(1) the Council's solicitors (or where applicable, the solicitors for the party to which the relevant discharge or withdrawal relates):

A. have prepared, pre-validated, certified and signed the discharges or withdrawal as electronic instruments in the workspace created by the Council's solicitors (quoting the eDealing number); and

B. will not attempt to withdraw the release of the instruments once released (as contemplated in clause 5.14(b)(ii)(cc)(2)) or attempt any alteration of the instrument or do anything to prevent registration of the relevant discharge or withdrawal following Completion or release; and

(2) the Council's solicitors (or where applicable, the solicitors for the party to which the relevant discharge or withdrawal relates) will release the relevant instrument for the discharges or withdrawals and the transfer(s) into the workspace immediately following Completion occurring for registration as electronic instruments, in accordance with the protocol for remote settlement set out in the most recent edition of the Property Transactions and E-Dealing Practice Guidelines prepared by the Property Law Section of the New Zealand Law Society.

5.15 **Alternative transfer mechanism**: Notwithstanding clause 5.2, if any of the Land Assets or Reserve Land Assets cannot be transferred pursuant to section 50 of the PWA, the Company will advise the Council of an alternative transfer mechanism in writing.

5.16 **Gazette**: In respect of the Reserve Land Assets, the Company will instruct a LINZ accredited supplier to:

(a) prepare a declaration to:

(i) set the Reserve Land Assets apart for Transferring Water Services purposes under section 52 of the PWA; and

(ii) vest the Reserve Land Assets in the Company under sections 50 and 20(1) of the PWA;

and provide such declaration to LINZ for signing pursuant to;

(b) seek any necessary consent (including under delegated authority, if applicable) of the Minister of Conservation under section 52(2) of the PWA;

(c) arrange publication of the declaration pursuant to the PWA in the New Zealand Gazette; and

(d) lodge the declaration pursuant to the PWA (in the form of a Gazette notice) for registration against the records of title for the Reserve Land Assets,

with the intention that that declaration be published promptly following (but not prior to) Completion, and the Council will provide all such consents and undertake such actions in support of and as may be reasonably required by the Company to assist in giving effect to the setting apart and vesting of the Reserve Land Assets.

5.17 **Access Terms Assets**: Pursuant to clause 1 and appendix 1 of Schedule 2, the Council transfers to the Company all the Access Terms Assets in accordance with this agreement. In respect of the Access Terms Assets, the parties agree that, from the Completion Date, the Council will grant a licence to the Company for the Access Terms Assets on the Access Terms set out in Appendix 3 of this Schedule 2B. To avoid doubt, the Access Terms are intended to operate as a written standing consent for the Company to enter the Access Terms Assets for the purposes of section 161 of the LG(WS) Act unless and until terminated by either party, in which case the access process set out in the LG(WS) Act will apply.

5.18 **Road Reserve Assets**: Pursuant to clause 1 and appendix 1 of Schedule 2, the Council transfers to the Company all Assets located in road reserve, including the Road Reserve Assets, in accordance with this agreement. The Company acknowledges and agrees that is has the right to enter land on which the Road Reserve Assets are located pursuant to sections 172 and 177 of the LG(WS) Act.

5.19 **Trust for non-assigned Assets**: If any of the Property Assets are not able to be transferred to the Company at Completion (including, without limitation, those in clause 5.20), the Council shall as from Completion and until such time as those Property Assets are transferred to the Company, hold such Property Assets on trust for the Company and the Company is entitled to enforce its rights in respect of such Property Assets in the name of the Council.

5.20 **Specific post-Completion obligations and transfers**: Without derogating from the obligations of the Council to ensure that the Property Assets are transferred to the Company on the Completion Date, to otherwise perfect the transfers intended by this agreement or to hold Property Assets which are not transferred on Completion on trust in accordance with clause 5.19, the Council will, and in accordance with clause 5.8, carry out and complete the following actions as soon as practicable and no later than the applicable timeframe stipulated below (reasonable costs to be shared between Council and the Company):

Matamata South Water Treatment Plant – Swap Park, Burwood Road

(a) The Council owns and operates the Matamata South Treatment Plant which is located on Lot 4 DP 306522 (contained in record of title 25450). The Council wishes to transfer that part of Lot 4 DP 306522 shown (for indicative purposes only) on the scheme plan

included at Appendix [6] which is required for Transferring Water Services purposes to the Company ("**MSWTP Required Land**") and retain the balance of the land in Lot 4 DP 306522 which is not required for Transferring Water Services purposes.

(b) The Council will obtain all regulatory consents and approvals (if any), procure a survey and otherwise do all acts, matters and things required to create a separate parcel for the MSWTP Required Land and transfer the MSWTP Required Land to the Company ("**MSWTP Subdivision**") no later than 18 months from the date of this agreement, and in particular will:

(i) procure the preparation of a survey plan registrable with the land register generally in accordance with the scheme plan in Appendix [6] and any other documents or instruments in respect of the rights or interests agreed between the parties in accordance with the above; and

(ii) submit all such plans, documents or instruments to the Company for its review and obtain the Company's approval of the same (in which regard the Company must act reasonably) in accordance with clause 5.8.

(c) The parties acknowledge that Council may, at its election, carry out the MSWTP Subdivision by way of a subdivision and transfer instrument or by declaration under sections 20(1) and 50 of the PWA, and the Company will comply with its obligations in respect of the applicable method of transfer as set out in this Schedule 2B accordingly.

(d) Pending completion of the MSWTP Subdivision, the Council shall hold the MSWTP Required Land on trust for the Company in accordance with clause 5.19 and shall grant to the Company, with effect from Completion, licence rights over the MSWTP Required Land on the licence terms set out in Appendix 3.

Matamata Treatment Plant Pump Station – 61A / 61B Tower Road – access to 253 Tauranga Road, Matamata

(e) The Council owns:

(i) Lot 1 DPS 80441 (contained in record of title SA62D/734) ("**MTPPS Retained Land**"); and

(ii) Part Lot 2 DP 12857, Part Lot 5 DPS 803 and Part Sections 167 and 168, Block III, Tapapa Survey District (contained in records of title 1290857 and SA9D/343) on which the Matamata Treatment Plant Pump Station is located and being part of the Land Assets in Appendix 1 and to be transferred to the Company ("**MTPPS Transfer Land**").

(f) The parties acknowledge that:

(i) the Council's access to the MTPPS Transfer Land is across the MTPPS Retained Land, although, given it currently owns both sites, no formal or registered right-of-way easement records this right or use ("**Required Easement**") (as shown in the scheme plan attached as Appendix 7) ("**Scheme Plan**"); and

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(ii) for the Company to receive full beneficial interest and operational use of the MTPPS Transfer Land the Company, as a separate entity to the Council, needs the benefit of the Required Easement.

(g) The Council confirms that it has previously engaged with the former owner of the MTPPS Retained Land, on the basis of the Council's offer back obligations under the PWA, and offered to sell the MTPPS Retained Land back to the former owner conditional on a number of matters, including the registration of the Required Easement. The former owner has rejected the Council's conditional offer and lodged a caveat against the record of title to the MTPPS Retained Land. This caveat now prevents the Council registering the Required Easement without the consent of the former owner. The Council has yet to secure this consent.

(h) Should the Required Easement not be registered and in place on Completion, from Completion until the Required Easement is registered for the benefit of the MTPPS Transfer Land, the Council grants, and the Company accepts, a licence for the non-exclusive use of the access route on the MTPPS Retained Land ("**Access Route**") for the purposes of accessing the MTPPS Transfer Land with vehicles and on foot. When using the Access Route, the Company must not interfere with the Council's operations on the MTPPS Retained Land.

(i) The Company shall be responsible for:

(i) repairing any damage to the Access Route caused as a result of the Company's use of the Access Route; and

(ii) ensuring that it complies with the Council's reasonable directions and instructions relating to access control and security.

(j) No later than 12 months from the Completion Date, the Council will do all things practicable to register the Required Easement for the benefit of the MTPPS Transfer Land, including obtaining the consent of the former owner (as caveator) or the removal of the caveat, obtaining all regulatory consents and approvals (if any), procure a survey office plan in accordance with the Scheme Plan and approval of that plan as to survey.

(k) The Council will submit any documents or instruments (including easements required to be granted to give effect to the Scheme Plan) to the Company for its review and obtain the Company's approval of the same (in which regard the Company must act reasonably) in accordance with clause 5.8.

Morrinsville Water Treatment Plant, Topahaehae Dam – 'Te Miro'

(l) The Council owns and operates the Morrinsville Water Treatment Plant, Topahaehae Dam and associated pipework ("**MWTP Assets**") which is located on Kiwitahi No 2D Block (contained in record of title SA336/246) and Lot 1 DP 21110 (contained in record of title SA475/179) ("**Te Miro Land**"). The Council wishes to transfer that part of the Te Miro Land on which the MWTP Assets are located shown (for indicative purposes only) on the scheme plan included at Appendix 8, to the Company ("**Te Miro Required Land**") and retain the balance of the Te Miro Land, which is not required for Transferring Water Services purposes ("**Balance Land**").

(m) The Council will obtain all regulatory consents and approvals (if any), procure a survey and otherwise do all acts, matters and things required to create:

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(i) a separate parcel for the Te Miro Required Land; and

(ii) a separate parcel and title for the Balance Land, and

(iii) easement rights for the benefit of the Council:

(aa) and the public for the continued access to those parts of the Te Miro Required Land which are used for recreational activities, such as mountain biking, trekking and other forms of outdoor recreation that do not interfere with the operation of water services on the Te Miro Required Land; and

(bb) to access parts of the Balance Land that can only be accessed by traversing across the Te Miro Required Land to the Balance Land.

and then transfer the Te Miro Required Land to the Company ("**Te Miro Subdivision**") no later than 18 months from the date of this agreement, and in particular will:

(iv) procure the preparation of a survey plan registrable with the land register generally in accordance with the scheme plan in Appendix [8] and any other documents or instruments in respect of the rights or interests agreed between the parties in accordance with the above; and

(v) submit all such plans, documents or instruments to the Company for its review and obtain the Company's approval of the same (in which regard the Company must act reasonably) in accordance with clause 5.8.

(n) The parties acknowledge that Council may, at its election, carry out the Te Miro Subdivision by way of a subdivision and transfer instrument or by declaration under sections 20(1) and 50 of the PWA, and the Company will comply with its obligations in respect of the applicable method of transfer as set out in this Schedule 2B accordingly.

(o) Pending completion of the Te Miro Subdivision, the Council shall hold the Te Miro Required Land on trust for the Company in accordance with clause 5.19 and shall grant to the Company, with effect from Completion, licence rights over the Te Miro Required Land on the licence terms set out in Appendix 3.

Te Aroha Water Treatment Plant – Miro Street, Te Aroha

(p) The Council owns and operates the Te Aroha Water Treatment Plant located on Section 122 Block IX Aroha Survey District (contained in record of title SA25C/819) ("**TAWTP**"). The TAWTP is subject to clause 5.17.8 of the Ngāti Rāhiri Tumutumu Deed of Settlement to the effect that the fee simple estate to the TAWTP will vest in the governance entity of Ngāti Rāhiri Tumutumu as a local purpose (water conservation) reserve, with the Council as the administering body, subject to the governance entity providing a registrable easement in gross in relation to that property for a right of way and rights to convey and drain water in the form set out in the Ngāti Rāhiri Tumutumu Deed of Settlement ("**TAWTP Easement**").

(q) The Council do all acts, matters and things required to register the TAWTP Easement and (to the extent not registered in the name of the Company) to transfer those rights to the Company together with the TAWTP, so that the TAWTP Easement is registered in the name of the Company no later than 18 months from the date of this agreement.

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(r) Pending registration and transfer the Company of the TAWTP Easement, the Council shall hold the TAWTP on trust for the Company in accordance with clause 2.19 and shall grant to the Company, with effect from Completion, licence rights over the TAWTP on the licence terms set out in Appendix 3.

Turley's Pumpstation – Waihou Road, Te Aroha

(s) The Council owns and operates Turley's Pumpstation ("**TPS**") located on Part Lot 1 DP 37114 (contained in record of title SA55A/853). The Council wishes to retail this property and the parties agree that it will not transfer the land underlying the TPS to the Company provided that the Council grants to the Company the right to register the easements required to secure to the Company all rights to install, operate, maintain, and renew the TPS ("**TPS Easements**").

(t) The Council and the Company acknowledge that at the date of this agreement, further work is required to establish whether the TPS will transfer to the Company under this agreement on Completion. From the date of this agreement until one month prior to Completion, the Council and the Company agree to continue to work together to establish and agree between them the most appropriate ownership outcome in respect of the TPS. If it is agreed that the TPS will not transfer, then Council will ensure that the Company has an easement to ensure ongoing access to the pump station (with debt remaining with Council). If it agreed that the TPS will transfer, then the parties agree to vary this agreement to include the TPS in the Land Assets at Schedule 2B and adjust the Settlement Amount accordingly.

(u) If the agreement is not varied to include the TPS in the manner set out at 5.20(t) above, the Council will, no later than 12 months from the Completion Date (in consultation any cooperation with the Company and in accordance with clause 5.8):

(i) prepare scheme plans to identify the TPS, as built, and the TPS Easements;

(ii) prepare survey plans for the TPS Easements, and provide the survey plans;

(iii) do all acts, matters and things required to register the TPS Easements, on terms acceptable to the Company (acting reasonably) and register the TPS Easements in the name of the Company.

5.21 **Co-operation in respect of statutory powers regarding Transferring Water Services**: To the extent that any of the Council's obligations in clause 2.20 cannot (as a matter of law), following transfer of the responsibility for the Transferring Water Services to the Company, be carried out by the Council and must be carried out by the Company, then the Company and the Council will work together, each acting reasonably, to give effect to the outcomes intended to be achieved by clause 5.20 (including cost allocation).

5.22 **Further assurances**: The Council shall take such actions, and sign and deliver to the Company (together with all relevant documents of or evidencing ownership) such documents and other things necessary, to transfer to the Company full and un-Encumbered legal and beneficial title to, and possession of, the Land Assets and Reserves Land Assets as the Company may reasonably require. Encumbered in this clause being any mortgage, charge, lien, or any "security interest" within the meaning of the Personal Property Securities Act 1999.

5.23 **Incomings and outgoings**: Clause 8 of Schedule 2 applies to the apportionment of incomings and outgoings applying to the Property Assets.

5.24 **Costs**: The costs of implementing this Schedule 2B will be shared between the parties as follows:

(a) the cost of engaging a "LINZ Accredited Supplier" and arranging the signing and publication of the declarations in relation to the transfers will be shared equally between the Council and the Company;

(b) the reasonable cost of obtaining any surveys required to give effect to the transfer of Land Assets and Reserves Land Assets will be shared equally between the Council and the Company; and

(c) the cost of any conveyancing necessary to facilitate the transfers anticipated by this agreement will be met by each party in respect of their respective conveyancing costs.

APPENDIX 1 – LAND ASSETS TO BE TRANSFERRED

LAND ASSETS – FEE SIMPLE

Address	Record of Title	Legal Description	Area (more or less)	Above Ground Assets
94A Tawari Street, Matamata	SA21D/415	Lot 1 DPS 22802	0.6175Ha	Tawari Water Treatment Plant, Reservoir,
253 Tauranga Road, Matamata	1290857	Part Lot 2 DP 12857 Part Lot 5 DPS 803 Part Sections 167 and 168, Block III, Tapapa Survey District	19.1619 ha	Matamata Wastewater Treatment Plant
	SA9D/343	Part Lot 2 DP 12857	0.8473 Ha	
Kuranui Road, Rd 2 Morrinsville	838260	Lot 1 DP 523711	7264 sqm	Mount Misery Reservoir
26 Scott Road, Morrinsville	1290863	Part Lot 2 DP 12851	0.0751 ha	Scott Rd Water Treatment Plant, Scott Rd Bores 1 and 2, Scott Rd Pump Station
134 Roache Road, Morrinsville	552218	Part Maungatapu B4C Block	16.3617 Ha	Morrinsville Wastewater Treatment Plant, Morrinsville WWTP Discharge Pump Station(Septage Plant)
Reserve behind 2582 State Highway 26, Morrinsville	SA53C/616	Lot 1 DPS 66878	30 sqm	Hamilton Rd Pump Station (no Road Frontage)
18 Tahuna-Ohinewai Rd	23016	Lot 2 DP 305752	878 sqm	Tahuna Water Treatment Plant, Tahuna Reservoirs 1 and 2, Tahuna Bores 1 and 2
Mill Road, Te Aroha	SA1478/86	Section 75-76 Block XII Aroha Survey District	1.9728 Ha	Dam
n/a	SA1103/117	Section 62 Block XII Aroha Survey District	10.7748 ha	Dam Water Supply Pipe Bridge
SH26 near Tui Pa Road, Rd 2	SA26C/1172	Part Section 25 Block IX Aroha Survey District	3.3788 Ha	Te Aroha Wastewater Treatment Plant (no Road Frontage)
	SA26C/1173	Part Section 26 Block IX Aroha Survey District	2.5786 Ha	
	SA26C/1174	Part Section 27B1 Block IX Aroha Survey District	2.1326 Ha	
12 Te Poi Road	SA46B/176	Lot 2 DPS 54381	1346 sqm	Te Poi Water Treatment Plant, Te Poi Water Treatment Plant Reservoir

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Address	Record of Title	Legal Description	Area (more or less)	Above Ground Assets
10 Hedley St, Waharoa	SA17B/382	Section 10 Block VIII Town of Waharoa	1011 sqm	Waharoa Resevoir, Waharoa Pump Station
	SA36B/150	Lot 1 DPS 40496	804 sqm	
Campbell Street, Waihou	SA62/82	Section 14 Block XVI Waitoa Survey District	3.8445 Ha	Waihou Wastewater Treatment Plant
	1295151	Part Section 14 Block XVI Waitoa Survey Block	5210 sqm	
Campbell Street, Waihou	SA117/158	Part Waihekau 3 Block and DP 2968	4.1961 Ha	Waihou Wastewater Treatment Plant

LAND ASSETS – EASEMENTS IN GROSS

Address	Instrument	Burdened Land	Purpose/Area/Survey Plan	Asset
26 Rockford Street, Matamata	Easement Instrument 8039532.4	456041	right to drain sewage over parts marked O, P, V & W [on DP 414828]	Matamata Industrial Pump Station
Kuranui Road, Rd 2 Morrinsville	Easement Instrument 11321625.10	838261	right to convey water over L, N, P, S, T, AA, AS, AV on DP 523711 right to drain stormwater on AR, AS, AT on DP 523711 right to convey electricity over A, C, E, F, G, I, J, Q, R, S, T, U, AK, AL, AN, AP, V AM on DP 523711	Mt Misery Reservoir
4811A State Highway 29, Matamata	Transfer H909828.8	SA44D/207	right to convey water over part marked B, E, G and H on DPS 50204; electricity right over part marked D, E and H on DPS 50204; right of way over part marked B, D, E, F and G on DPS 50204	Hinuera Water Treatment Plant, Hinuera Water Treatment Plant Reservoir, Near Bore 1, Far Bore 2
Side of 52 Peakdale Drive	Easement Instrument 7835210.8	885183	A right to drain sewage over part Lot 25 marked O on DP 393306	Eldonwood Exploratory Bore
163 Tills Road, Matamata	Easement Instrument 10016258.1	693313	right of way over part Lot 10 DP 5216 marked A on DP 485792	Access Route Matamata Water Treatment Plant
	Easement Instrument 10016258.4	693313	right of way over part Lot 10 DP 5216 marked A and B on SO 457841	

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Address	Instrument	Burdened Land	Purpose/Area/Survey Plan	Asset
			right to convey water over part Lot 10 DP 5216 marked B on SO 464422	
	Easement Instrument 10016258.5	693313	right to convey water over part Lot 10 DP 5216 marked C on SO 464422	
Tamure St	Easement Instrument 12709945.7	1195850	Right of way over part marked AO on DP 607096 Right to drain water over parts marked Q, AU and AO on DP 607096 [other areas tbc]	Calcutta Farms Limited (Maea Fields) WW Pump Station
	Easement Instrument 12781147.12	1195850	right to drain water over parts marked AP, AL and CE on DP 607096 right of way and right to convey water over part marked CA on DP 607096 right to convey water and drain sewage over part marked AO on DP 607096	
	Easement Instrument 13130022.8	1195850	right to drain water over part marked QA, QB, QC, N, NA and S on DP 607096 right of way over part marked R and S on DP 607096 right to drain sewage over part marked N and NA on DP 607096 right of way, right to drain sewage and right to convey water over part marked B on DP 607096	Calcutta Farms Limited (Maea Fields) WW Pump Station
26 Rockford Street, Matamata	Easement Instrument 8039532.4	456041	right to drain sewage over parts marked O, P, V & W on DP 414828	Matamata Industrial Pump Station
	Easement Instrument 12774193.2	456041	right to drain stormwater over part marked J, I, H and D,	

Address	Instrument	Burdened Land	Purpose/Area/Survey Plan	Asset
			right to drain sewage over part marked Y, A, Z, C, F, I, L and N, right to drain water and retention pond over part marked K, L, M, H, E, F, I, G and J, and right of way over part marked A and B all on DP 589897	
102 Allen St, Morrinsville	Transfer H100181.2	SA21B/133	right of way over part marked A on DPS 22015	Allen Street Pump Station
n/a	Easement Instrument 13297851.6	1229753	right of way over parts marked A, L, B, M and C, right to convey water over parts marked A, L, B and M, right to drain water over parts marked A, L and C, right to drain sewage over parts marked A and L all on DP 615265	Lockerbie Estate Pump Station
Morrinsville	Easement Instrument 8447313.2	516816	right to drain water in gross over Lot 1 DP 419560 marked A, B and C on DP 419560 right to drain sewage in gross over Lot 1 DP 419560 marked I, G, F and E on DP 419560	Wastewater Pipe Bridge
Park Lane, Morrinsville	Easement Instrument 7561627.4	364630	right of way (maintenance vehicles only no public access) in gross over Lot 2 DP 390819 marked E, AF, AB and BG on DP 390819 right to drain sewage over Lot 2 DP 390819 marked AA, AB, AC, C, Y and Z on DP 390819	Wastewater Pipe Bridge and associated pipework
		364631	right of way (maintenance vehicles only no public	

Address	Instrument	Burdened Land	Purpose/Area/Survey Plan	Asset
			access) in gross over Lot 1 DP 390819 marked F on DP 390819 right to convey and drain water in gross over Lot 1 DP 390819 marked F and AH on DP 390819 right to drain sewage over parts F and AH on DP 390819 right to drain sewage over part AD on DP 390819	
		364632	right to drain sewage over part AE on DP 390819	
		364633	right to drain sewage over part AJ and AK on DP 390819	
		364634	right to drain sewage over part AN and AP on DP 390819	
		364635	right to drain sewage over part AQ on DP 390819	
		364636	right to drain sewage over part AR on DP 390819	
		364637	right to drain sewage over part AS on DP 390819	
		364638	right to drain sewage over part AU and AW on DP 390819	
		364639	right to drain sewage over part AX and AY on DP 390819	
		364640	right to drain sewage over part BD on DP 390819	
		364641	right to drain sewage over part BE, S and BF on DP 390819	
Rear of 17 Seales Rd Morrinsville	Easement Certificate H635971.1	SA52B/342	right to drain sewage over part marked A on DPS 52360	Wastewater Pipe Bridge

Address	Instrument	Burdened Land	Purpose/Area/Survey Plan	Asset
Waihou, at the start of Campbell Road	Easement Instrument 11534703.3	898729	right to drain sewage over part marked A on DP 538648	Campbell Road (Old Post Office) Pump Station
Sharp Place, Matamata	Easement Instrument 7386260.3	343788	right to drain sewage & water and convey water & electricity over part marked A on DP 385702 right to drain sewage over parts marked B1, B2, B3, B4, B5, B6, B7, C1, C2, C3, C4, C5, C6, D1, D2, D3, E1, E2, E3, E4 & G on DP 385702 right to drain water over parts marked H1, H2 & F on DP 385702	Manuka St Pump Station Access Route

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APPENDIX 2 – RESERVE LAND ASSETS

Address	Record of Title	Legal Description	Area (more or less)	Asset Type
145 Fairway Drive, Morrinsville	1094325	Lot 7007 DP 583188	2586 sqm	Lockerbie Water Treatment Plant
Allen Street	1290884	Lot 3 DPS 22015	811 sqm	Allen Street Pump Station
68 Pioneer Road, Tahuna	448310	Lot 2 DP 412991	0.5655 Ha	Tahuna Wastewater Treatment Plant
Miro Street, Te Aroha	SA25C/819	Section 122 Block IX Aroha Survey District	8.0937 Ha	Te Aroha Water Treatment Plant Resevoirs 1 and 2
Ritchie Street, Te Aroha	1290885	Lot 4 DPS 31176	78 sqm	College Pump Station
	281774	Lot 97 DP 364167	155 sqm	

APPENDIX 3 – ACCESS TERMS

INTRODUCTION

A. The Council is the owner of the Land and has transferred the Assets on the Land to the Company in accordance with this agreement.

B. The Company has certain rights under the LG(WS) Act to enter the Land and carry out work subject to consent and conditions.

C. The Council and the Company have entered into these Access Terms to record the consent and conditions for the Company's entry to and works on the Land in accordance with the LG(WS) Act.

1. ACCESS TERMS

1.1 Terms in capitals in these Access Terms which are not defined, have the same meaning as set out in of Schedule [5] of this agreement. These Access Terms shall be interpreted in accordance with clause 1.3 of Schedule [5] of this agreement.

Definitions: In these Access Terms, unless the context otherwise requires:

"**Access Terms Assets**" means the assets listed in Appendix 4 of this Schedule 2B;

"**Emergency**" means when section 177(1) of the LG(WS) Act applies;

"**Land**" means the land owned or administered by, or vested in, the Council during the Term on which Access Terms Assets or any other Assets are located, or any Water Services assets that are located or constructed by the Company during the Term, including the Access Terms Assets listed in Appendix 3 of this Schedule 2B;

"**Licensed Area**" means that part of the Land on which the Access Terms Assets are physically located at the commencement of the Term, as approximately shown in the aerial plans in Appendix 3, any improvements owned by the Company are situated as approximately shown in the aerial plans in Appendix 4 of this Schedule 2B,, together with such other parts of the Land which the parties may agree in writing from time to time, which the Company requires for the Transferring Water Services;

"**Term**" means the period from the Completion Date until the Company is no longer a water services provider for the Council's district under the LG(WS) Act;

"**Third Party Rights**" means any lease, licence or occupation right granted by the Council to any third party over the Land; and

"**Works Plan**" means a plan agreed in writing between the parties for the undertaking of works in the Licensed Area, including timing and general method of works, which may be updated from time to time.

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2. PRINCIPLES

2.1 The parties acknowledge and agree that the following principles in respect of the Access Terms Assets:

(a) The Company has statutory responsibility to provide the Transferring Water Services and must be able to operate, maintain, repair, renew, upgrade, replace and access its infrastructure in a safe, efficient, and uninterrupted manner.

(b) Certain Company infrastructure is located in the Licensed Areas on reserve land where Council is the administering body under the Reserves Act 1977. The Licensed Areas are not transferring to the Company due to restrictions in the Reserves Act 1977.

(c) These Access Terms are intended to provide the Company with all requisite operational rights within the Licensed Areas sufficient to fully perform its statutory functions and ensure safe supply of water services to communities within Council's district, without the need for subdivision or additional property interests, but in a way that ensure ongoing compliance with the Reserves Act 1977 in relation to the Land.

(d) These Access Terms are intended to ensure that the Company's ability to deliver the Transferring Water Services from and within the Licensed Area is not constrained by the underlying reserve status of the land but in a way that ensures ongoing compliance with the Reserves Act 1977.

(e) The Council retains responsibility for the administration and protection of the reserve land, including preserving the public's use and enjoyment of that land in accordance with the Reserves Act 1977 and other relevant legal requirements.

(f) These Access Terms must be interpreted in a way that enables the Company to fully exercise its Transferring Water Services functions within the Licensed Area.

(g) Any concerns form either party about Company works on the Licensed Area should be addressed through good faith engagement.

3. GRANT OF LICENCE

3.1 Subject to these Access Terms, the Council grants a licence to the Company and the Company accepts this licence, for the duration of the Term for the non-exclusive use of the Licensed Area for the purposes of section 161(1) of the LG(WS) Act.

3.2 In exercising the rights under these Access Terms, the Company will use reasonable endeavours to minimise disruption to other users of the Land and will not impede public access to, or the use and enjoyment of, any part of the Land or any other public area in proximity to the Licensed Area without the Council's prior written approval.

3.3 The Company will not be held responsible to the Council for any loss, injury or damage sustained by the Council or to any occupants of or invitees to the Land.

3.4 To avoid doubt, these Access Terms do not apply / relate to notice and entry to any legal road and notice and entry requirements for access to legal road as set out in section 172 of the LG(WS) Act.

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4. NOTIFICATION AND CONSENT

4.1 Provided that the Company complies at all times with the health and safety provisions set out in clause 4 of these Access Terms, the Council waives the notification requirement under section 162 of the LG(WS) Act and grants its consent subject to clause 4.2 below without conditions under section 163 of the LG(WS) Act for the Company's activities on the Land.

4.2 The Company will, where reasonably practicable, notify the Council if it proposes to undertake planned works on the Land that are reasonably likely to materially affect the Council's or the public's use or enjoyment of the Land. This notification is for information purposes only and does not require the Council's approval or consent unless otherwise required by this agreement or by law. This clause does not apply where immediate works are required to protect public health or safety, the environment, or the continuity of water services, in which case the Company will notify the Council as soon as reasonably practicable after commencing the works.

4.3 The Company will notify the Council promptly of any damage or breakage on the Land around the Licensed Area and any circumstances likely to cause damage or injury to property or persons.

4.4 The Council will notify the Company promptly:

(a) if the Council needs to undertake works on the Land that may impact on the Company's ability to access the Access Terms Assets; and

(b) of any damage or breakage of the Access Terms Assets or the Land around the Licensed Area and any circumstances likely to cause damage or injury to property or persons.

4.5 Any damage, breakage or defects in or to any of the Licensed Area or Land that has come about as a direct or indirect result of the Company's use of the Licensed Area, or has been caused by the Company, its staff or persons otherwise under the Company's control will be promptly repaired by the Company, at its cost in all respects.

4.6 To avoid doubt, the Company acknowledges and agrees that if any of the Land is subject to Third Party Rights, the Company is required to work together with the Council to ensure that the relevant occupier does not interfere with the Company's activities on the Land and the Company does not hinder the relevant occupier from enjoying their respective Third Party Rights.

5. STATUTORY POWERS IN AN EMERGENCY

5.1 The Parties acknowledge that notwithstanding any provision of these Access Terms, the Company has the right in an Emergency to carry out works on the Land in accordance with the Company's powers under section 177 of the LG(WS) Act.

6. HEALTH AND SAFETY

6.1 Without limiting any other obligations under these Access Terms, the parties must comply with their respective obligations under the Health and Safety at Work Act 2015. In particular, the parties must:

(a) so far as reasonably practicable consult, co-operate and co-ordinate their respective uses and activities in relation to the Land;

(b) upon request, provide each other with such information about any health and safety matters affecting the Land as may be required; and

(c) ensure that any feedback, agreed changes or improvements to health and safety processes and procedures are implemented without undue delay.

6.2 Without limiting clause 6.1, the Company must, to the extent that its health and safety duties overlap with the Council's

(a) as far as is reasonably practicable, consult, co-operate with and co-ordinate its activities son the Land with the Council; and

(b) ensure that any feedback, agreed changes or improvements to health and safety processes and procedures are implemented immediately.

6.3 The Council will provide to the Company any health and safety plan established by the Council for the Land or in relation to any activities conducted on the Land.

6.4 If there are multiple occupants on the Land, then the Company must:

(a) participate in the Council's emergency procedures, workspace assessments, training or orientation and any other relevant health and safety activities (if requested); and

(b) identify and address any special needs requirements.

6.5 The Company must immediately notify the Council of any;

(a) "notifiable event" (as that term is defined in the Health and Safety at Work Act 2015); and

(b) WorkSafe inspection, investigation or information request;

In connection with the Access Terms Assets, the Licensed Area or the Land.

6.6 The Company must undertake a site specific risk assessment and prepare (and update as required) a site specific safety plan for its use of the Licensed Area. Such plan must address any risks the Council identifies to the Company.

7. VARIATIONS TO ACCESS TERMS ASSETS

7.1 The parties may agree in writing to add properties to Appendix 4 of this Schedule 2B at any time during the Term.

7.2 If at any time any Access Terms Asset is removed or relocated from a Licensed Area, then subject to the Company complying with its repair obligations in clause 4.4, these Access Terms shall automatically terminate in respect of that Licensed Area and, in the event of relocation, commence in respect of the new Licensed Area to which the asset was located to, subject to Council's prior written agreement as to the size and location of the new Licensed Area.

8. DEALINGS WITH LAND

8.1 If the Council intends to dispose of the whole or any part of the Land:

(a) the Council must advise any prospective purchaser of the existence of these Access Terms, and provide details of the same in any agreement for the disposal; and

(b) before the completion of any disposal, the Council must at its cost obtain from the purchaser a deed of covenant in favour of the Company (in a form acceptable to the Company) agreeing to be bound by the provisions of these Access Terms.

9. STATUTORY OR REGULATORY FUNCTIONS

9.1 The parties acknowledge and agree that both parties have a range of statutory and regulatory powers and functions which they may exercise or must fulfil and nothing in these Access Terms will be construed as:

(a) limiting either party, or fettering their discretion, in the exercise of their statutory and regulatory powers and functions; or

(b) requiring either party to exercise its statutory and regulatory powers and functions in a particular way.

10. DISPUTE RESOLUTION

10.1 In a spirit of mutual goodwill and co-operation the parties will from time to time meet with each other to discuss in good faith any differences or difficulties which may arise in relation to these Access Terms and both parties will use their best endeavours to resolve any matter before recourse to the dispute resolutions provisions in clause 3 of Schedule 4 of this agreement.

11. GENERAL

11.1 **Compliance with laws**: The Company will comply with all statutes, bylaws and regulations which relate to the Access Terms Assets and Land.

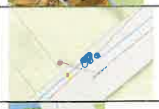
11.2 **Severance**: If any provision of these Access Terms is, or becomes unenforceable, illegal or invalid for any reason it shall be deemed to be severed from these Access Terms without affecting the validity of the remainder of these Access Terms and shall not affect the enforceability, legality, validity or application of any other provision of these Access Terms.

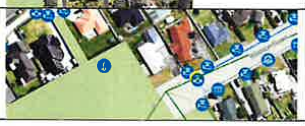
11.3 **Further assurance**: Each party shall make all applications, execute all documents and do or procure all other acts and things reasonably required to implement and to carry out its obligations under, and the intention of, these Access Terms.

11.4 **Variation**: These Access Terms may only be varied by written agreement between the parties.

11.5 **Assignments and transfer**: Save as provided for at clause 8, neither party may assign or transfer any of its rights or obligations under these Access Terms without the prior written consent the other party.

APPENDIX 4 –ACCESS TERMS ASSETS

Address	Record of Title	Legal Description	Aerial Plan	Above Ground Assets
Till Road line crossing Mangamuka stream Matamata	SA52B/480	Lot 4-5 DPS Auckland 64856		Water pipe Bridge
Morrinsville Rec Ground opp 20 Avenue Rd Sth	SA152/161	Lot 28 DP 2465		Morrinsville Tanker Filler Point
behind 9 Anzac Ave Morrinsville	NZ Gazette 1965 p 158	Lot 13 DPS 2609		Anzac Ave Pump Station
2 Piako Park Lane Main pipe Bridge) Morrinsville	383157	Lot 14 DP 390819		Wastewater Pipe Bridge
73 Anderson Street, Morrinsville	SA71C/32	Lot 14 DPS 90085		Wastewater Pipe Bridge
39 Scott Road, Morrinsville	[tbc]	Part Te Au O Waikato A1A Block		Studholme 300 Trunk crossing Topahaehae
Kenrick Street, Te Aroha	SA67D/624	Lot 2 DPS 85918		Kenrick Street PRV
End of Terminus Street, Outside Te Aroha	325131	Lot 2 DP 378613		Terminus St Pump Station
43 Te Poi Sth Rd	209272	Lot 3 DP 351022		Waiomou Stream Pump Station
Matamata Airport, Waharoa 3474	SA10C/459	Matamata North E and F Block		Waharoa Aerodrome Bores 1 and 2,

Address	Record of Title	Legal Description	Aerial Plan	Above Ground Assets
15 Peakedale Drive, Matamata	1099290	Lot 101 DP 584421		Eldonwood Pump Station
Rolleston Street, Te Aroha, by Waihou River, Robertson Reserve	SA39A/551	Section 1 SO Plan 56154		Rolleston Street Pump Station
94A Tawari Street, Matamata	SA31D/763	Lot 1 DPS 35822		Tawari Bore 2
Near intersection of Centennial Dr/Ngaio St, Matamata	[tbc]	Lot 4 DPS 28404		Centennial Drive (Longlands) Pump Station
Neil Algar Reserve 98 Peria Rd, Matamata	[tbc]	Lot 2 DPS 23889		Manuka St Pump Station
Wiseley Reserve, Morrinsville	CF984 land parcel	Lot 12 DPS 50000		Wiseley Park Bore
35 Tahuna - Ohinewai Rd	[tbc]	[tbc]	[tbc]	Tahuna Bore 4
9 Kelso Place, Matamata	532138	Lot 89 DP 435138		Kelso Place/Evergreen Pump Station
Beside and behind 25 Waihou Road, Te Aroha	SA55A/853	Part Lot 1 DP 37114		Turleys Pump Station

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APPENDIX 5 – ROAD RESERVE ASSETS

Address	Location/NZTM Titles	Asset Type
Rockford St grass berm outside 16 Waiomou St	-37.816305, 175.795051	Matamata Tanker fill Point
Hinuera Road (opposite racecourse, centre berm), Matamata, 7565 State Hwy 27	-37.833475, 175.767071	Matamata South Bore, Matamata South Pump Station
Berm between 4 & 6 Laurenson Drive, Matamata	-37.823852, 175.773351	Laurenson Pump Station
43 Waharoa Road East, Matamata	-37.803371, 175.769619	Waharoa Rd Pump Station
outside 65 Tower Road, Matamata	-37.8099048, 175.7884249	Matipo Street Pump Station
98 Scott Road, Morrinsville	-37.673038, 175.533538	Water 375mm Trunk Pipe bridge 12
Avenue Road North, in the Road opposite Keith Camp Place	-37.659483, 175.515388	Avenue Rd Pump Station
Beside Howie Park, opposite 36 Allen Street, Morrinsville	-37.655374, 175.537231	Howie Park Pump Station
outside 4 Rukumoana Rd on Morrinsville-Walton Rd	-37.691215, 175.556124	Rukumoana Pump Station
Berm outside No 18 Cooper Cres, Morrinsville	-37.644976, 175.531889	Stirling Heights Pump Station
Davies Park, Cobham Drive, Morrinsville	175.5233906, -37.6479194	Lockerbie Bore
Outside 35 West Street, Morrinsville	-37.665148, 175.517022	West Street Pump Station
Studholme St, Morrinsville	-37.663627, 175.533141 -37.663694, 175.533020	Wastewater Pipe Bridge & Water Pipe Bridge
53 Avenue Road South, Morrinsville	-37.666608, 175.522643	Water Pipe Bridge
Outside 31 Tui Road, Te Aroha	-37.524098, 175.710061	Tui Road Pump Station
Berm outside 47 Whitaker St, Te Aroha	-37.547791, 175.717011	Whitaker Street Pump Station (Raw)
Sundale Drive grass verge outside 12 Aroha View Ave Te Aroha	-37.549318, 175.698053	Aroha View Ave Pump Station
58 Gordon Ave, Te Aroha	-37.553625, 175.697210	Gordon Ave Pump Station
Close to Pooles Road, Grattan Road, Te Aroha	-37.545850, 175.690340	Grattan Rd Pump Station
At the start of Princess Street in the Road	-37.550587, 175.719932	Princess St Pump Station
Rewi Street, Te Aroha, across from 80 Rewi street	-37.541493, 175.709194	Rewi Street Pump Station
Outside 10 Seddon St Te Aroha	-37.542188, 175.707173	Seddon St Pump Station
1 Miller St, Te Aroha	175.7086096°, -37.5399761°	Te Aroha Tanker Fill Point
Te Aroha	-37.546152, 175.707761 -37.546099, 175.707729	Wastewater Pipe Bridge & Water Pipe Bridge
440 Te Aroha Gordon Road	-37.576425, 175.756077	Water Pipe Bridge
Te Aroha Gordon Road	-37.566941, 175.741881	Water Pipe Bridge
Te Aroha Gordon Road	-37.556210, 175.725814	Water Pipe Bridge
4 Te Aroha Gordon Road	-37.551102, 175.720404	Water Pipe Bridge
Pedestrian bridge Koromiko street Te Aroha	-37.542453, 175.714276	Water Pipe Bridge
Waihekau Road	-37.599406, 175.711050	Inghams waterline

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Address	Location/NZTM Titles	Asset Type
Odonoghue Road, Te Aroha West	-37.588404, 175.713178	Inghams waterline
Corner McCarthy and Lewis Streets, Waihou	175.6733113°, -37.5745034°	McCarthy St Pump Station
Opp 21 Mills Street, Waharoa	-37.760854, 175.758404	Domain Pump Station, Mills St Pump Station
Bruce Clothier Memorial Park at Walker Street end of the Park, Waharoa	-37.757712, 175.751566	Casey St Pump Station
Morrinsville	-37.672251, 175.553997	Wastewater Pipe Bridge
Morrinsville	-37.667531, 175.560299	Wastewater Pipe Bridge
Outside Degussa - 276 Morrinsville-Walton Road	-37.675195, 175.547856	Degussa Pump Station
Te Aroha	-37.535233, 175.702129	Wastewater Pipe Bridge
Te Aroha	-37.532201, 175.698699	Wastewater Pipe Bridge
Te Aroha	-37.528039, 175.696466	Wastewater Pipe Bridge
Te Aroha	-37.529968, 175.697163	Wastewater Pipe Bridge
Te Aroha	-37.567283, 175.712947	Inghams waterline
Te Aroha	-37.543525, 175.713855	Wastewater Pipe Bridge
opposite 43 and 45 Seales Road, Morrinsville	-37.644403, 175.538705	Wastewater Pipe Bridge
LHS of driveway 16 Mount Ave, Te Aroha	-37.547456, 175.694872	Mount Ave Pump Station
Harding Road	Approximately -37.759458, 175.842525	Harding Road Station (PRV)

ASSETS – RAIL RESERVE

Address	Location/NZTM Titles	Asset Type
N/A		

ASSETS – CROWN LAND

Address	Record of Title	Legal Description	Location/NZTM Titles	Asset Type
N/A				

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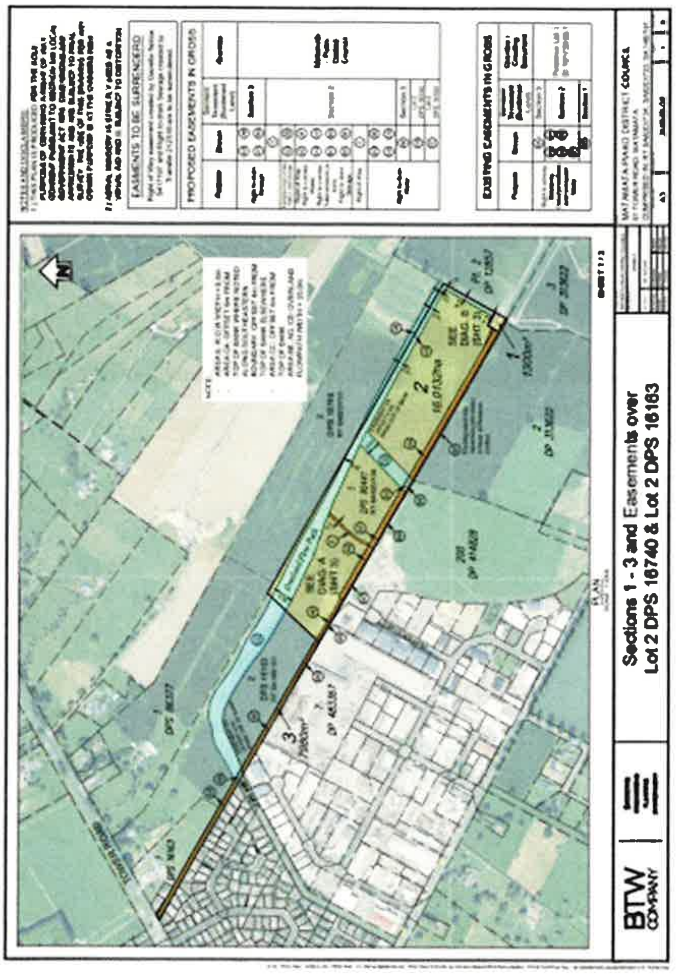
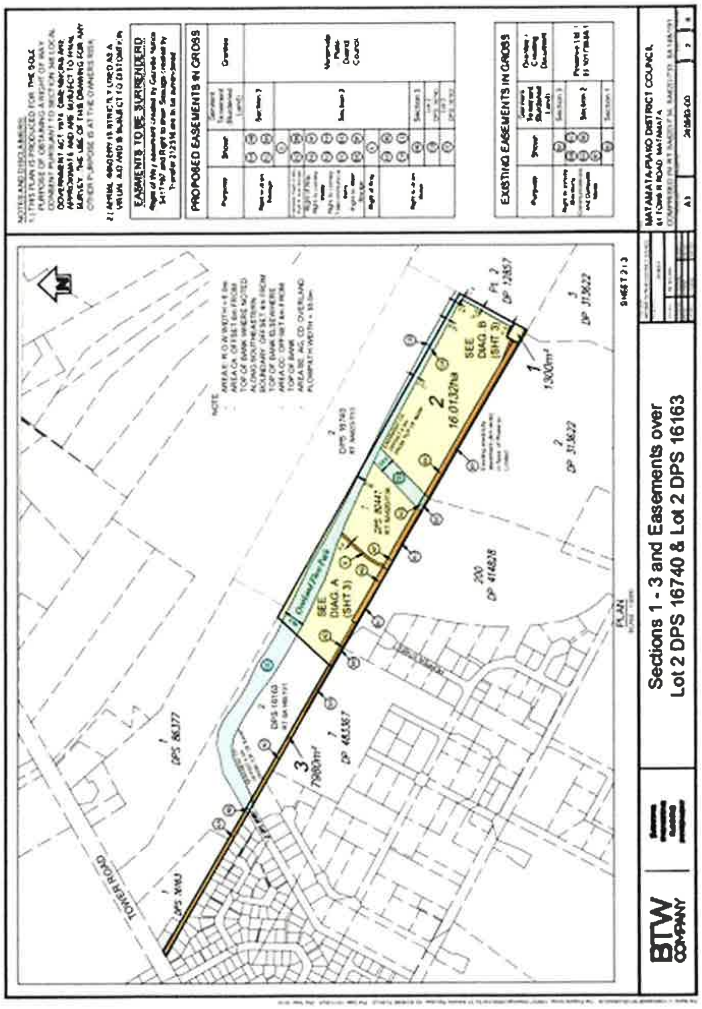
APPENDIX 6 – MSWTP SUBDIVISION SCHEME PLAN

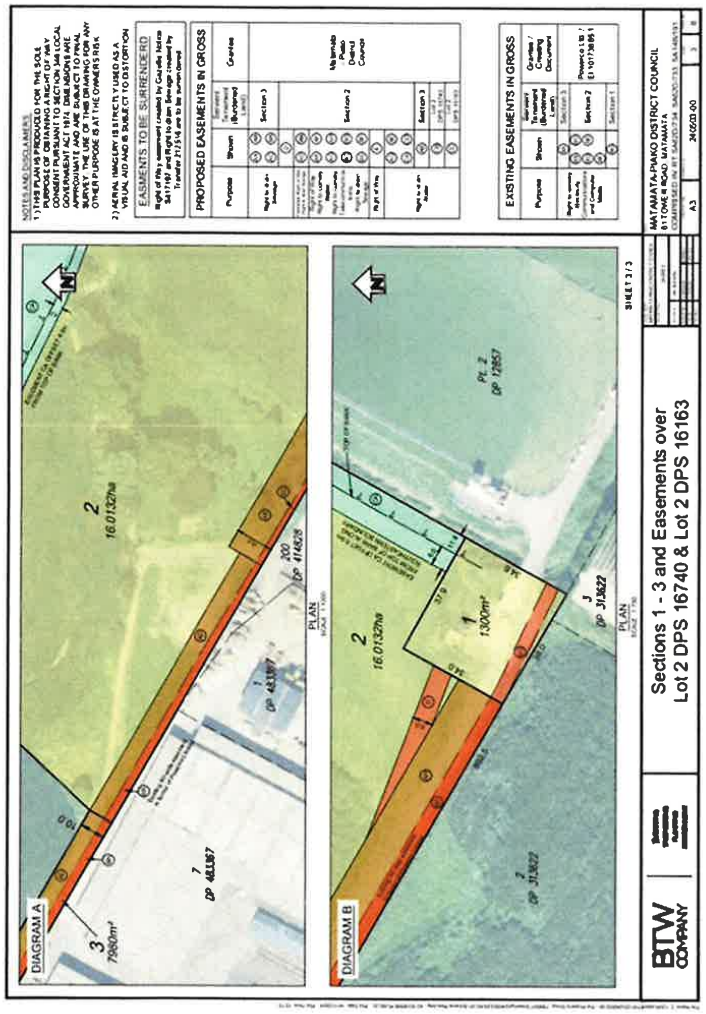


APPENDIX 7 – MATAMATA TREATMENT PLANT PUMP STATION SCHEME PLAN

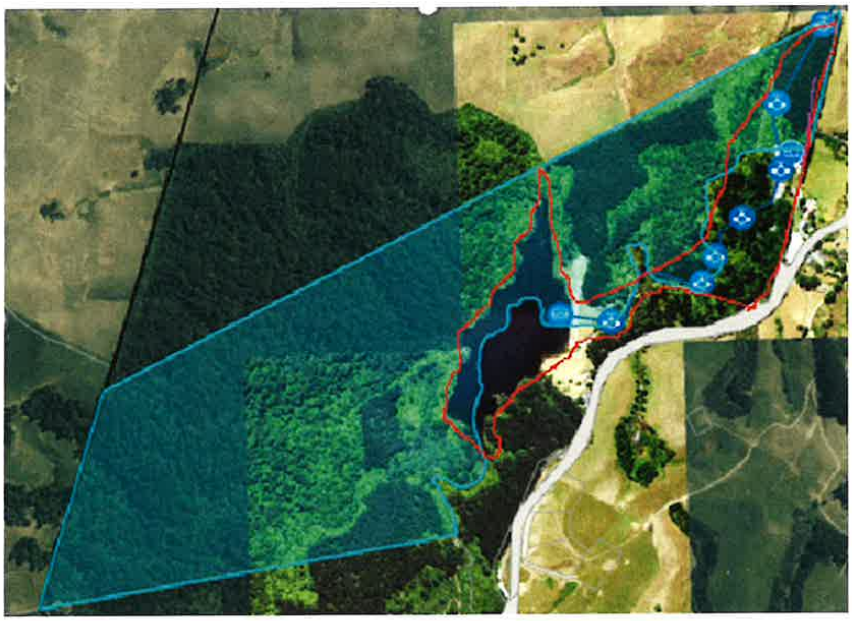
Appendix 1: Plan




EASEMENTS TO BE SURRENDERED
PROPOSED EASEMENTS IN GROSS
EXISTING EASEMENTS IN GROSS
MATAMATA-PIAKO DISTRICT COUNCIL
Sections 1 - 3 and Easements over
Lot 2 DPS 16740 & Lot 2 DPS 16163
BTW COMPANY
SHEET 2 OF 3
SEE DIAG A (SHT 3)
SEE DIAG B (SHT 3)
TOWER ROAD
PLAN


NOTES AND DISCLAIMERS
EASEMENTS TO BE SURRENDERED
PROPOSED EASEMENTS IN GROSS
EXISTING EASEMENTS IN GROSS
DIAGRAM A
DIAGRAM B
PLAN
BTW COMPANY
Sections 1 - 3 and Easements over
Lot 2 DPS 16740 & Lot 2 DPS 16163
MATAMATA-PIAKO DISTRICT COUNCIL
SHEET 3 / 3

APPENDIX 8 – TE MIRO SUBDIVISION SCHEME PLAN



1. MOUNTAIN BIKE TRACK PLAN

1.1. The plan referred to in Schedule 2B [5.20](l) is to be provided by Council to the Company within 15 days of the date of this agreement. Once agreed by the Company, this plan will be incorporated into this Appendix 8 by reference.

APPENDIX 9 – MT MISERY REPEATER SCHEME PLAN

1. MT MISERY CIVIL DEFENCE REPEATER PLAN

1.1. The plan referred to in Schedule 2B [3.5](a) is to be in provided by Council to the Company within 15 days of the date of this agreement. Once agreed by the Company, this plan will be incorporated into this Appendix 9 by reference.

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SCHEDULE 3

POST-COMPLETION SERVICES, SHARED INTEREST AND CHARGING ARRANGEMENTS TERMS AND CONDITIONS

Purpose of Schedule 3: This Schedule 3 provides for how the parties will work together in relation to:

(a) transitional services that will be provided by Council to the Company in the period following the Agreed Transfer Date;

(b) ensuring that Shared Interests are managed effectively and efficiently; and

(c) the arrangements for Water Revenues for the Water Services to be performed by the Company.

1. RELATIONSHIP MANAGEMENT

1.1 **Relationship principles**: The parties will engage and work with each other under this agreement, the Shared Services Agreement and the Post-Completion Services Agreement in accordance with the following relationship principles:

(a) **Partnering approach**: The parties wish to build and maintain a strong, enduring, high-trust relationship to enable effective and sustainable delivery of Water Services and Water Services infrastructure to consumers and the community over the long term. The parties will take a relationship-based, strategic partnering approach which incorporates working collaboratively together in good faith, while also acknowledging each other's independence and respective legislative functions and obligations.

(b) **Have regard to consumers and communities**: The parties acknowledge that the delivery of safe, reliable, resilient, accessible, affordable and efficient Water Services is of significant importance to the consumers and community within the Service Area. While the delivery of Water Services and Water Services infrastructure remains the statutory responsibility of the Company, the parties will at all times have regard to the needs of the consumers and communities in the Service Area where services are delivered, and to the local cultural or environmental factors of the consumers and communities in that Service Area.

(c) **Engaging with each other**: The parties will engage with each other in the spirit of cooperation, respectful and honest behaviour, and take a 'no surprises' approach to preserve and strengthen the integrity of the relationship.

(d) **Cooperation**: The parties will act reasonably at all times and consult with each other as early as practicable about anything that may materially affect a party's performance under this agreement, or about any possible or actual breach of the same.

2. MATTERS OF SHARED INTEREST

2.1 **General**: The parties will interact and work together in respect of the Shared Interests to ensure that:

(a) matters of Shared Interests are managed effectively and efficiently; and

(b) each party can meet its statutory and contractual obligations.

2.2 **Arrangements**: Accordingly, in respect of the Shared Interests, the parties will comply with their obligations under the detailed arrangements for each of the Shared Interests as set out below and in the Appendix to this Schedule 3 ("**Shared Interest Arrangements**").

2.3 The Parties agree that they will:

(a) work together in relation to spatial and land use planning;

(b) engage and work together in relation to the provision of and planning for water services;

(c) agree how the Council will work with the Company in relation to its planning process under the Resource Management Act; and

(d) engage with the community in relation to planning for growth.

2.4 **Shared Interest Arrangements minimum requirements**: The Shared Interest Arrangements must meet the following minimum requirements:

(a) the functions, roles, responsibilities and accountabilities of each party are defined;

(b) each party can meet their statutory functions, power and duties; and

(c) the costs for each party to perform their obligations in respect of the arrangements will lie as they fall, unless otherwise agreed under the arrangement.

2.5 **Changes to Shared Interest Arrangements**: The Shared Interest Arrangements may need to be further developed and amended as the relationship between the parties develops opportunities to deliver enhanced levels of trust and confidence as time progresses. Either party may make a recommendation to the Interface Governance Group to amend the Shared Interest Arrangements, provided that:

(a) any change to the Shared Interest Arrangements must be agreed in writing between the parties; and

(b) a change to the Shared Interest Arrangements will be effective from the date the amendment to this Schedule 3 and/or its Appendix of the Transfer Agreement becomes effective.

3. COUNCIL CONTINUES TO COLLECT CHARGING AND REVENUE COLLECTION ARRANGEMENTS FOR A TRANSITIONAL PERIOD

3.1 **Setting Water Revenues**: The parties agree that:

(a) For the period from the Completion Date until the date on which the Company adopts its first Water Services Strategy (being no later than 1 July 2027):

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(b) the Council will be responsible for setting the rates, fees and other charges in relation to the Transferring Water Services ("**Water Revenues**"), which may include, to avoid doubt, the Council setting a targeted rate pursuant to sections 19 and 19AA of the Local Government (Rating) Act 2002 for the quantity of water or wastewater services provided;

(c) the Water Revenues will be set by Council in accordance with the Local Government (Rating) Act 2002 as applicable, including the requirement for the Water Revenues to be set in accordance with the relevant requirements of Council's long-term plan and funding impact statement; and

(d) the Company can request changes to the Water Revenues which the Council can elect whether or not to agree to, provided that where the requested changes are not consistent with the Council's long-term plan for the relevant period, any such changes (should they be agreed to be Council) may need to be reflected in amendments to that long-term plan in accordance with the Local Government (Rating) Act 2002 and the Local Government Act 2002.

(e) When the Company's first Water Services Strategy takes effect, the Company will be responsible for setting Water Revenues in accordance with the LG(WS) Act, including the requirement for the Water Revenues to be set by the Company in accordance with its Water Services Strategy.

3.2 **Collecting Water Revenue**: The parties agree that:

(a) On a transitional basis as part of the Post-Completion Services Agreement for the period set out in Schedule 1 under the heading "Party to collect Water Revenues" or such shorter period as determined by the Company with 12 months notice to the Council or as otherwise agreed with the Council; and

(b) in accordance with clause 6 of Schedule 2 of the LG(WS) Act,

the Council will be responsible for collecting the Water Revenues whether set by Council under clause 3.1(a) or set by the Company under clause 3.1(b).

3.3 **Water Revenues Arrangements**: When the Council is responsible for collecting the Water Revenues, the Water Revenues arrangements documented in the Post-Completion Services Agreement will apply. These arrangements include:

(a) how and when the Council will pass revenue collected on to the Company, including details of transitional arrangements and the duration of those arrangements;

(b) any associated fees and expenses that will be charged and retained by the Council; and

(c) for the period during which the Council is responsible for setting the Water Revenues and therefore is not acting as agent of the Company in respect of the collection of the Water Revenues, a confirmation that, for the period of time the Council collects the rates, fees and other charges, the Council will provide the Company with sufficient revenue each Financial Year to enable the Company to undertake the capital and operating investment programme in the Company's capital works programme (as informed by each Shareholder's respective capital works programme

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immediately prior to incorporation of the Company) and, once adopted by the Company, in the Company's Water Services Strategy for a Financial Year.

3.4 **Final decision responsibility**: Subject to clause 3.1(a) above, the:

(a) Company's capital expenditure and operating expenditure for the Water Services provided by the Company; and

(b) Company's level of Water Revenues for the Water Services,

will be as set out in the Company's annual water services budget, and the final decision-maker in respect of such matters will be as set out in the Constitution and the Shareholders' Agreement.

4. TRANSITION TO COMPANY COLLECTION CHARGING AND REVENUE COLLECTION ARRANGEMENTS

4.1 **Collection by Company**: The parties agree that, after the transitional period, Water Revenues will be collected by the Company in accordance with its powers and statutory obligations under the LG(WS) Act, and the Water Revenues arrangements agreed pursuant to clauses 3.1 – 3.3 above, and the relevant provisions of the Post-Completion Services Agreement, will cease to apply, with the Council no longer entitled to charge any associated fees and expenses previously charged.

5. GOVERNANCE FOR MANAGING SHARED INTERESTS

5.1 **Purpose of Interface Governance Group**: The parties will establish an Interface Governance Group comprising the parties' Representatives to be the first point of contact in relation to any issues concerning their nominated subject area in respect of the Shared Interest Arrangements or other matter under this Agreement, the Shared Services Agreement or the Post-Completion Services Agreement.

5.2 **Appointment of Representatives**:

(a) Each party will appoint the respective person(s) in accordance with the process identified in clause 5.2(b) of Schedule 3 to be that party's representative and point of contact who is responsible for management of the relationship between the parties ("**Representative**"). There may be additional Representatives named by one party for different subject areas.

(b) Three months prior to the Completion Date, each party will confirm their Representative and the members they wish to appoint as additional Interface Governance Group members.

(c) Each party shall ensure that its Representative and Interface Governance Group members are reasonably available during normal business hours.

(d) Each party may replace a Representative or Interface Governance Group member by giving notice to the other party. Both parties will ensure that any replacement is a

person with similar experience and seniority as the representative / member being replaced and will provide the contact details of the replacement to the other party.

5.3 **Interface Governance Group Members**:

(a) The Interface Governance Group members will be those members notified in writing in accordance with clause 5.2(b) above. There shall be no more than 3 Interface Governance Group members per party at any one time (including the Representative).

(b) Each party shall ensure that its member(s) are committed and reasonably available to carry out their role in relation to the Interface Governance Group, including attending governance meetings.

(c) Each party may nominate another person or member to be its alternate and may remove that alternate appointed by them at anytime.

(d) Each party may replace its member by giving notice to the other party. Both parties will ensure that any replacement is a person with similar experience and seniority as the previous named member and will provide the contact details of the replacement to the other party.

5.4 **Role of Interface Governance Group**: The purpose of the Interface Governance Group is to:

(a) consider any Compliance Reports submitted to it and propose any recommendations to address any non-compliance identified;

(b) consider any information sharing issues as referred to at clause 2 of Schedule 4, or under the Shared Services Agreement or the Post-Completion Services Agreement;

(c) consider and attempt to resolve any issues or disputes referred to it by a party under clause 3 of Schedule 4, or under the Shared Services Agreement or the Post-Completion Services Agreement;

(d) carry out the review of the Shared Services Agreement or the Post-Completion Services Agreement where required by such agreements;

(e) consider and provide a recommendation to each party of any proposed change to this agreement, the Shared Services Agreement or the Post-Completion Services Agreement; and

(f) consider such other matters as the parties may agree.

5.5 **Governance reporting**: The Representatives are to report to the Interface Governance Group on each party's compliance with this agreement, the Shared Services Agreement and the Post-Completion Services Agreement including in respect of the Shared Interest Arrangements, on an annual basis from the Completion Date ("**Compliance Report**"):

(a) The purpose of the Compliance Report is to ensure that there is transparency as to how the parties are meeting their respective obligations under this agreement, the Shared Services Agreement and the Post-Completion Services Agreement. Prior

meeting minutes to identify issues can be used to form the basis of the Compliance Report.

(b) The Representatives must agree on the content of the Compliance Report before delivering to the Interface Governance Group for consideration, however if agreement is not possible, then each Representative may submit its own Compliance Report to the Interface Governance Group.

(c) The Representatives will determine a process for ensuring that they can meet their obligations under this clause 4.5 of Schedule 3 at least three months before the Compliance Report is due.

5.6 **Meetings of the Interface Governance Group**:

(a) The first chair of the Interface Governance Group is the member appointed in accordance with the process set out in the Agreement Details and is appointed for the first 2 years after the Completion Date. At the end of the first chair's term, the next chair (who shall hold office for a similar term) shall be a member nominated from the other party and so on, so that the chair rotates between the parties.

(b) The Interface Governance Group shall meet at least once every 6 months and more frequently if required or agreed.

(c) At the first Interface Governance Group meeting of each year, the location and dates of each meeting for the following calendar year will be set.

(d) The Company will be responsible for administrative tasks in relation to the Interface Governance Group, such as issuing reminders and an agenda, distributing any material and taking minutes at the meeting.

(e) Decisions and recommendations of the Interface Governance Group shall be unanimous but will not bind the parties.

(f) A quorum of the Interface Governance Group shall be at least one member from each party.

(g) Where a matter to be discussed by the Interface Governance Group affects the interests of another shareholding council of the Company, the Representatives may agree to meet with the representatives of that shareholding council.

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APPENDIX 1

SHARED INTERESTS FRAMEWORK

1. INTRODUCTION

1.1. This appendix sets out the detailed arrangements between Council and the Company to ensure that matters of Shared Interest are managed effectively and efficiently, as required by clause 5 of Schedule 2 to the LG(WS) Act and as provided for in Schedule 3 of the Transfer Agreement.

1.2. This Shared Interests Arrangement defines how Council and the Company will work collaboratively on matters of Shared Interest, with the focus on core areas: Building Act functions, Planning, Land Use and Growth Planning functions, Emergency Management and Water / Wastewater Bylaws, to ensure decisions are coordinated, efficient, effective, resilient, and responsive to the downstream council responsibilities (e.g. maintenance of property file records / property valuation) and long-term needs of communities after water services responsibilities have transferred.

1.3. All reference to "water services" in this agreement refers to water and wastewater services only.

2. SHARED INTERESTS ARRANGEMENTS JOINT WORKING GROUP

2.1. Council and the Company will form a "Joint Working Group" ("**JWG**") to ensure the effective planning and management of the roles and responsibilities on matters of Shared Interest and ensure effective communications between the parties.

2.2. To avoid doubt, the JWG is separate from the Interface Governance Group under the Transfer Agreement and/or the Post-Completion Services Agreement.

2.3. The Interface Governance Group operates as a governance and escalation body responsible for oversight, review, recommendations, and dispute resolution in relation to the Transfer Agreement and related service agreements, whereas the JWG is intended to function as a collaborative operational forum for coordinating and implementing day-to-day interface activities and shared work programmes between the parties.

2.4. For efficiency and consistency, Council and the Company may choose to hold their JWG meetings jointly with any other Shareholding Council's JWG either generally or for specific matters of Shared Interest.

2.5. The following requirements apply to the JWG:

(a) The JWG will meet quarterly or at such other intervals as agreed by the parties.

(b) Each party must ensure a senior staff member is permanently appointed to the JWG with appropriate delegations to attend JWG meetings to ensure the effective operation of this group.

(c) Each party must also ensure that other relevant staff members attend the JWG meetings as needed depending on the subject matter of each meeting, for example, planning staff and/or building compliance staff.

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(d) The JWG will agree protocols for the exercise of their roles and responsibilities under this Appendix, including timeframes for responses and processes for seeking and providing feedback. This includes thresholds or criteria for when any relevant applications are to be provided to the Company for feedback.

(e) The JWG will agree shared protocols for the sharing of data between the parties for the exercise of their roles and responsibilities under this Appendix, including sharing growth projection analysis (acknowledging the Council and WWL are members of Future Proof), asset conditions, as-built drawings and technical reports (where relevant) and the methodology and frequency for the sharing of data, and issues relating to the charging of applicants.

(f) The JWG may review how to create efficiencies with building consent processes in relation to water and wastewater, connections (where applicable). Where possible, over time the parties will aim to enable digital data exchanges to automate approval and inspection workflows between Council and the Company systems.

2.6. The JWG may agree such other protocols to ensure the efficient exercise of each party's Shared Interests functions.

2.7. Any areas of dispute between Council and the Company under this Appendix will be referred to the JWG in the first instance. If unresolved, the JWG may then refer the matter to the Interface Governance Group for resolution. If still unresolved, the dispute resolution provisions of the Transfer Agreement apply.

3. DATA SHARING

3.1. Subject to compliance with a party's obligations of confidentiality and licensing obligations, the Council and the Company will ensure that, in accordance with any protocols agreed by the JWG, they will seek to promptly and efficiently share relevant data, records and reports relevant to assist the other in the exercise of their statutory functions including:

(a) relevant asset and compliance records;

(b) growth projection reports; and

(c) network capacity, design standards, and network performance information.

3.2. The Company will ensure that Council has access to the Company's current asset information, including asset location and condition information in a format that is accurate, up-to-date and fit for purpose, to enable Council to undertake its statutory functions.

3.3. The Company will ensure the Council is provided with the necessary information for individual properties water and wastewater services. This will mean that the Council can meet its legal obligations, including correctly determining property valuations, administer potential rates rebates and other rating-related functions and provide Land Information Memoranda and Property Information Memoranda.

3.4. Where applications for government funding require submission through Councils, eg Regional Funding, the parties will coordinate to ensure accurate information is supplied and applications are progressed efficiently.

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4. BUILDING ACT FUNCTIONS

4.1. The parties agree to establish a joint process for Building Act coordination, including processing of Property Information Memorandums (PIMs), pre application engagement, compliance reporting and technical sign-off.

4.2. For efficiencies and effectiveness, the parties will agree on a Building Consent Framework which sets thresholds for consents to be sent for review by the Company. It is expected that low risk consents will not need to be reviewed by the Company. However, the allocation of liability remains subject to the responsibilities of each party under the relevant legislation, any applicable Service Order between the parties, and any agreed review or approval obligations applying to particular consent categories.

4.3. The Council (including the Building Consent Authority (BCA)) and the Company agree the following roles and responsibilities apply in respect to functions under the Building Act 2004 while the Council is the Building Consent Authority under that Act:

Council (including Building Consent Authority)	**Waikato Waters**
ROLE	
The Council is a Building Consent Authority (**BCA**) under the Building Act 2004. BCA functions include receiving, processing, inspecting and approving building consent applications under the Building Act 2004.	The Company defines the technical standards and component specification which must be in line with the District Plan, Building Act and Code, for water treatment and wastewater and has authority to provide approval for any new water or wastewater connections that may affect the building work that is the subject of a building consent application.
RESPONSIBILITIES	
Unless legally not able to, the Council will incorporate water-related specifications received by the Company. Any building consent applications which are, in the Council's opinion acting objectively, likely to affect water services that falls outside the technical standards and component specification is to be forwarded to the Company for comment. Where it is unclear or marginal if there is likely to be an effect, the Council will forward the application out of abundance of caution. The Council will notify the Company (providing reasonable notice), prior to carrying out inspections relating to parts of the building work that interface with the Company's	The Company will provide feedback on any forwarded building applications provided by Council. This may include providing no comment, providing comment or seeking further information. Any comments may include advice on or recommendations for water services matters affecting the building work, including service availability, pressure zones, meter sizing, backflow requirements, and capacity. The Company acknowledges that Council consent decisions are subject to legislative parameters and timeframes so will provide any feedback within these parameters and agree on timeframes to ensure Council's compliance. Should no comments be received within the timeframe agreed then Council will

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assets, including point-of-supply and wastewater laterals. Where the Council determines not to adopt material advice or recommendations provided by the Company, where possible, the parties will discuss the matter in good faith and, where appropriate, record the reasons for the decision to support transparency and operational coordination. For clarity, decision-making responsibility remains with the statutory decision-maker.	continue to process the application assuming everything is compliant. The Company will, on request of Council, or at the Company's own discretion, attend pre-application meetings with the applicant and Council. This may include advising the applicant on the water services impacts on the proposed application, including service availability, pressure zones, meter sizing, backflow requirements, and capacity.

5. PLANNING, LAND USE AND GROWTH FUNCTIONS

5.1. The Council and the Company agree the following roles and responsibilities apply in respect to planning, land use and growth functions under the Resource Management Act 1991, Local Government Act 2002 and LG(WS) Act, and such other applicable legislation.

Council	Waikato Waters
ROLE	
The Council has a number of functions and powers under the Resource Management Act 1991, including as consent authority and responsibility for the development of the district plan. The Council is responsible for developing a number of statutory and non-statutory plans and strategies under the Local Government Act 2002, and other legislation. The Council is responsible for the provision of stormwater, roading infrastructure, parks and reserves.	The Company is the plan taker and is responsible for the provision of water supply and wastewater infrastructure, including such infrastructure required in response to growth.
RESPONSIBILITIES	
The Council will ensure early engagement[2] with the Company on any resource management applications which, in the opinion of the Council (acting objectively), are likely to affect water services. Where it is unclear or marginal if there is likely to be an effect, the Council will forward the application out of abundance of caution. The Council will	The Company will provide a position and/or recommendations on any application / engagement by the Council. This may include[3] providing no comment, providing comments, seeking further information, or recommending consent conditions. Any comments may include advice on or recommendations for water services matters affecting the relevant

[2] "Engagement" in this context, means Council advising the Company of an application and inviting feedback. While Councils can encourage applicants to consult, a Council does not consult on behalf of an applicant and there is no statutory obligation under the RMA for an applicant to consult with any party.

[3] Subject to the provisions and limitations of the RMA.

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encourage applicants to also consult with the Company around any water services. The Council will ensure early engagement with the Company on any Council changes to the District Plan affecting water services. The Council will ensure early engagement with the Company on the development of any Council plans or strategies affecting water services. Where the Council determines not to adopt material advice or recommendations provided by the Company, the parties will discuss the matter in good faith and, where appropriate, record the reasons for the decision to support transparency and operational coordination. For clarity, decision-making responsibility remains with the statutory decision-maker. Where there is a valid service order in place under the terms of the Post-Completion Services agreement, the Council will collect development contributions as agent for the Company and undertake engineering development assessments. in accordance with the relevant terms and conditions and in return for payments agreed by the parties.	resource consent application, District Plan changes or other plan or strategies. The Company acknowledges that Council resource management application decisions are subject to legislative and policy parameters and timeframes so will provide any feedback within the parameters and agree on timeframes to ensure Council's compliance with these obligations. Should no comments be received within the timeframe agreed then Council will continue to process the application assuming everything is compliant. Otherwise WWL will be responsible for any discounts under the Resource Management Act. The Company is responsible for determining, managing, and applying development contributions for water supply and wastewater infrastructure in accordance with the LG(WS) Act.

SHARED RESPONSIBILITIES

Growth Planning, Servicing and Shared Interests

1. The Council and Company will work together to ensure, as far as possible within legislation, that growth is directed to appropriate locations and risks (where applicable) are properly managed, taking a holistic, catchment-based approach to planning and infrastructure rather than relying on localised or isolated solutions.

2. The Parties will adhere to the following:

   (a) Early joint engagement on growth-related strategies, structure plans, growth cells and zoning changes is mandatory (noting that Council and WWL are members of Future Proof).

   (b) Servicing Capacity Advice: The Company must provide up to date capacity and servicing data to Council at least annually, and as needed for rezoning or major application decisions.

   (c) Delivery: Wherever possible, the parties will ensure that any infrastructure projects will be undertaken by whichever party (Council, developer, or the Company) can deliver it in the most efficient and cost-effective manner with least customer impact.

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(d) Irrespective of the delivery agent, at all times the financial responsibility for the wastewater and water supply infrastructure will ultimately reside with the Company.

(e) If Council delivers, the Company reimburses the "water services portion" after transfer as per the project agreement.

(f) Forecasts: Unless expressly agreed, the Company and Council will use common baseline assumptions across growth forecasts:

i. Unit demand (Household Equivalent Units (HEU)

ii. Cost allocation

iii. Timing/staging servicing of new networks

iv. MPDC Development Manual in the first instance or the RITS where agreed by the developer.

(g) Assumptions will be inputs into both Council's DC model and the Company's future Development Levies model.

(h) Infrastructure Funding and Financing (**IFF**) / Targeted Rates / Special Purpose Vehicles (**SPV**): Any move by either party to pursue IFF, targeted rates, or alternate financing related to water services requires:

i. formal engagement with the other entity

ii. agreement on SPV structure including shared assumptions for debt, revenue streams, and customer impacts.

3. Agreements and Development Negotiations:

(a) New Development Agreements and Infrastructure Works Agreements involving both Council and the Company's infrastructure must be jointly managed from 30 September 2026 or the date immediately prior to Completion of the Transfer Agreement, if Completion is later than 1 October 2026.

(b) Where a new Development Agreement or Infrastructure Works Agreement provides for water and/or wastewater infrastructure and other related matters, a separate water services infrastructure works or development agreement will be negotiated between the Company and the developer. Where the proposed agreement relates solely to water and/or wastewater infrastructure, that agreement will be between the Company and the developer. This approach ensures clear accountability and alignment with the Company's statutory, governance and infrastructure planning obligations.

(c) The Development Agreement or Infrastructure Works Agreement will allocate risk, funding flows, delivery obligations, technical standards and asset handover conditions that will bind or materially affect the Company following transfer.

(d) Should the developer raise an issue, the parties will agree what is most pragmatic in the circumstances:

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i. Council lead negotiations on a Development Agreement or Infrastructure Works Agreement involving both Council and Company infrastructure, with decision making as per (ii) below.

ii. The Council leads negotiations, but the Company provides:
- Technical approvals
- Costing
- Long-term OPEX & lifecycle input

for the water and wastewater matters.

4. Future State Processes

(a) Future Company owned processes (developer services, technical approvals, inspections) must be reflected progressively in shared workflows.

(b) Council will continue to perform its statutory functions while the Company will undertake infrastructure owner functions.

5. Future Levies (Post introduction of Development Levies) and Long-Term Alignment: Transition to the National Development Levies Framework

(a) Default: Parties will work together as legislation changes, including the introduction of development levies. Both parties must jointly plan for:

i. Methodology transition (including the transitional stepped charging requirements)

ii. System changes

iii. Communications

iv. Financial model changeover

v. Implications for existing consents and Development Agreements

(b) Overlap: If an overlap between systems arises as the development levies replace development contributions, and it is necessary for Council to administer both systems, a Service Order to this effect will need to be put in place confirming the commitments and resourcing required by Council to provide this service.

6. Existing Credits, Overlays, and Expired Rights: All existing Council development contributions features (e.g., credits durations, overlays, HEU methodologies) must be honoured until any new levy regime replaces them.

6. EMERGENCY MANAGEMENT

The Council and the Company agree to undertake the following roles and responsibilities in respect to their respective responsibilities and functions in relation to emergency management generally and their respective duties under the Civil Defence Emergency Management Act 2002 (and any applicable replacement legislation):

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Council	Waikato Waters
ROLE	
Council has statutory duties under the Civil Defence Emergency Management Act 2002 to exercise functions in relation to emergency management, including to establish a Civil Defence Emergency Management Group. Council must plan and provide for civil emergency management within its district and ensure that it is able to function to the fullest possible extent, even though this may be at a reduced level, during and after an emergency.	The Company is a lifeline utility provider under the Civil Defence Emergency Management Act 2002 and must adhere to the duties of lifeline utilities. Every lifeline utility, under Section13 of the National Civil Defence Emergency Management Plan Order 2015, must ensure that it is able to function to the fullest possible extent, even though this may be at a reduced level, during and after an emergency
SHARED RESPONSIBILITIES	
The Council and the Company will work together to identify and prioritise key network components (lifeline utilities) that require protection, redundancy, or rapid reinstatement. This includes maintaining a Register of Critical (Lifeline) Assets, with the Company responsible for coordinating with Council on emergency repair and mobilisation protocols (so far as they relate to Water Services). In accordance with current CIMS structures, Council and the Company will align their response and recovery procedures and plans for events such as water contamination, supply disruption, or network failures, and identify and notify each other of the lead/support roles within their organisations. It is noted that where there are only drinking water and wastewater services affected then the Company will be solely responsible for the co-ordination of these events. Council is required to undertake an annual exercise (unless it has recently been activated) which stakeholders are invited to participate, including the Company. Each party will maintain their own integrated recovery plans for their assets. In relation to overlapping function, the parties will coordinate proactive and reactive messaging, alerts and technical advice using shared messaging templates and agreed communication protocols for any crisis or publicly declared local or national state of emergency in an EOC environment. Such communications will be in accordance with CDEM Group communication protocols and / or national direction / messaging. The Company will provide designated staff to support the relevant Emergency Management (EM) structure when it is activated (e.g., EOC, ICC, or Lifelines Group), this includes a Water Lifelines Liaison Officer/s available within the EOC at all times. The Company's participation will focus on roles relating to: • water network operations and technical advice • critical asset status reporting • coordination of field crews and contractors both prior to and during an event • infrastructure impact assessments • liaison with the Lifelines Coordinator • Public Information Management (PIM) and sharing of information • communication with stakeholders • liaison with recovery manager and controller	

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The Company will not be expected to fill general Council roles (e.g., logistics, welfare) unless separately agreed.

The Company will agree with the Council beforehand on:

- which roles it will staff
- standby arrangements
- after-hours escalation, and points of contact

For emergencies outside a declared Local or National State of Emergency, the Company will act as the Lead agency if water services are the only infrastructure affected and establish its own Incident Management Team and response structure to manage incidents prior to any escalation to a CDEM response. This may include, but is not limited to:

- Business Disruption Events and Business Continuity Plan activation
- Critical Incident Management
- Initial drought response activities
- Continuity of water supply support for Fire and Emergency New Zealand (FENZ)

In accordance with current CIMS structures, Council and the Company will align their response and recovery procedures and plans for incidents such as water contamination, supply disruption, or network failures. Both parties will identify, communicate and maintain clarity on lead and support roles within their respective organisations.

7. BYLAWS

7.1. The parties agree to develop a water services bylaws framework (or equivalent joint document) in collaboration with the other territorial authorities in the Waikato Waters service area

7.2. The purpose of the Bylaws Framework is to coordinate engagement, share technical input, and streamline the development of water and wastewater–related bylaws across the region. It will support consistency where appropriate and promote efficient, sensible bylaw-making, while fully respecting Council's statutory authority, own strategic priorities and resources to make its own bylaws and reflect local community preferences and circumstances.

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SCHEDULE 4

GENERAL TERMS AND CONDITIONS

PURPOSE OF SCHEDULE 4: The general terms and conditions that apply to all parts of this agreement are set out under this Schedule 4.

1. TERM

1.1 **Term**: This agreement commences on the date it is signed by both parties and continues until terminated in accordance with clause 5 of this Schedule 4.

2. INFORMATION SHARING, CONFIDENTIALITY AND CO-OPERATION

2.1 **Information sharing**: The parties agree that, in respect of information shared between the parties under this agreement:

(a) subject at all times to a party's obligations at law, both parties will use all reasonable endeavours to share information with each other where that information assists a party to carry out its statutory functions, powers and duties;

(b) where information is shared, the party receiving the information will adhere to any conditions imposed by the other concerning the release and storage of that information;

(c) the parties will act in good faith and in accordance with the Relationship Principles when a party reasonably makes a request for information to be shared; and

(d) where information is in the public domain (other than as a result of an unpermitted act or omission of a party that obtained that information), then any conditions imposed in relation to the release and storage of that information, no longer apply.

2.2 **Managing issues**: Any concern or dispute in relation to a party not sharing information, conditions imposed in relation to the storage or use of that information or the use by a party of information that has been shared, will be referred to the Interface Governance Group and if not resolved will be dealt with under the dispute resolution process at clause 3 of this Schedule 4.

2.3 **Confidentiality**: Each party shall:

(a) use its reasonable endeavours to identify Confidential Information relating to that party at the time it is supplied to the other party; and

(b) deal with all Confidential Information in accordance with clause 4 of this Schedule 4.

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3. DISPUTE RESOLUTION

3.1 **Notice in writing**: If a party claims that a dispute has arisen, that party must give written notice to the other parties. The written notice must specify the nature of the dispute.

3.2 **Negotiation**:

(a) On receipt of a notice delivered in accordance with clause 3.1 of this Schedule 4 and before any party may refer a dispute to mediation, the Representatives must, in good faith and acting reasonably, do their best to resolve the dispute quickly and efficiently through negotiation.

(b) If any Representative considers that the dispute is not being resolved in a timely manner, such Representative may serve written notice on the other parties' Representatives to escalate the dispute to the Chief Executives or equivalent (where the Representatives are not the Chief Executive or equivalent) of the applicable parties for resolution.

(c) If the dispute has not been resolved within 20 Business Days (or within such other period as agreed by the parties) of the date of the notice referred to in clause 3.2 of this Schedule 4, any party may submit the dispute to mediation.

3.3 **Mediation**:

(a) If the parties do not resolve the dispute by negotiation, the parties must, in good faith and acting reasonably, do their best to resolve the dispute by participating in mediation with an independent mediator.

(b) If the parties do not agree on a mediator, then the mediator will be appointed by the New Zealand Dispute Resolution Centre.

(c) The parties must mediate the dispute in accordance with principles agreed between them or, if no agreement can be reached, the New Zealand Dispute Resolution Centre Mediation Rules.

(d) Unless the parties agree otherwise, the mediator's fee and any other costs of the mediation itself (such as for venue hire or refreshments) will be shared equally between the parties, but the parties will each pay their own costs of preparing for and participating in the mediation (such as for travel and legal representation).

3.4 **Arbitration**:

(a) If the dispute has not been resolved within 40 Business Days (or within such other period as agreed by the parties) of the dispute being referred to mediation, any party (the "**Initiating Party**") may refer such dispute to binding arbitration by issuing a written notice ("**Arbitration Notice**") to the other Party or Parties (together with the Initiating Party, the "**Disputing Parties**") for final resolution in accordance with the provisions of this clause 3.4 of this Schedule 4 and in accordance with the provisions of the Rules of Arbitration of the New Zealand Dispute Resolution Centre, as amended or modified from time to time ("**NZDRC Rules**").

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(b) The arbitral panel shall consist of one arbitrator. The arbitrator will be appointed by the agreement of the Disputing Parties or, failing agreement within 10 Business Days of the date of the Arbitration Notice, in accordance with the NZDRC Rules.

(c) The seat of arbitration shall be as set out in Schedule 1 and the arbitration shall be conducted in the English language.

(d) The award of the arbitration shall be in writing and must include reasons for the decision.

(e) The award of the arbitration shall be final and binding on the parties. No party may appeal to the High Court under Clause 5 of the Second Schedule of the Arbitration Act 1996 on any question of law arising out of an award.

(f) The award shall allocate or apportion the costs of the arbitration as the arbitrator deems fair.

(g) Neither the existence of any dispute nor the fact that any arbitration is pending hereunder shall relieve any of the Parties of their respective obligations under this agreement.

(h) The parties must do whatever is reasonably necessary to put into effect any negotiated or mediated agreement, arbitral award or other resolution.

(i) During a dispute, each party must continue to perform its obligations under this agreement.

(j) This clause does not restrict or limit the right of a party to obtain interlocutory relief.

4. CONFIDENTIAL INFORMATION AND PUBLIC ANNOUNCEMENTS

4.1 **Confidentiality**: Each party must keep confidential the Confidential Information, and must not disclose or permit the disclosure of such Confidential Information to any other person. If a party becomes aware of a breach of this obligation, that party will immediately notify the other parties.

4.2 **Further permitted use and disclosure**: This agreement does not prohibit the disclosure of Confidential Information by a party in the following circumstances:

(a) the other parties have consented to the disclosure of the relevant Confidential Information;

(b) the disclosure is specifically contemplated and permitted by this agreement;

(c) the disclosure of Confidential Information is to a shareholder of a party, an elected official of such shareholder, a regulatory authority (including to The Water Services Authority – Taumata Arowai), the Commerce Commission or the Department of Internal Affairs;

(d) the disclosure of Confidential Information is to an employee, subcontractor, agent or representative who needs it for the purposes of this agreement;

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(e) the disclosure is to a professional adviser in order for it to provide advice in relation to matters arising under or in connection with this agreement;

(f) the disclosure is required by a court or governmental or administrative authority; or

(g) the disclosure is required in accordance with clause 4.4 of this Schedule 4; or

(h) the disclosure is otherwise required by law.

4.3 **Consultation**: To the extent disclosure is required to be made in accordance with sub-clauses 4.2(f) to 4.2(h), the disclosing party must, as far as reasonably possible, consult with the other parties as to the content of such disclosure and only disclose such information as is reasonably.

4.4 **Public announcements and media releases**: Each party agrees that it will not make any public announcements or issue media releases in connection with, or on behalf of, the other parties or the Company in relation to the Company or Water Services, except with the written consent of the other parties. Nothing in this provision shall prohibit or restrict a party from making a public announcements or media releases in connection with the party's own involvement with, or policies in relation to, the Company.

4.5 **Official Information Act 1982 and Local Government Official Information and Meetings Act 1987**: The parties acknowledge that the use or disclosure of information relating to the other party may be required by law (including under the Official Information Act 1982 and the Local Government Official Information and Meetings Act 1987), Ministers or through parliamentary convention so that a party may be obliged to disclose Confidential Information or other information of the other party.

5. TERMINATION

5.1 **Termination**: This agreement may only be terminated by mutual agreement between the parties, subject to the parties complying with any applicable obligations under the Shareholders' Agreement, the LG(WS) Act and / or the LGPA Act.

5.2 **Effect of termination**: Any termination of this agreement or is without prejudice to and will not affect any rights, powers, remedies or obligations of a party that have and before termination or expiry, or limit either party's rights to recover damages from the other party under this agreement or pursue any additional or alternative remedies provided by law.

6. NOTICES

6.1 **Giving notices**: Any notice or communication given to a party under this agreement is only given if it is in writing and sent in one of the following ways:

(a) Delivered or posted to that party at its address and marked for the attention of the relevant department or officer (if any) set out in Schedule 1.

(b) Emailed to that party at its email address and marked for the attention of the representative set out in Schedule 1.

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6.2 **Change of details**: If a party gives the other party three Business Days' notice of a change of its postal address or email address, any notice or communication is only given by that other party if it is delivered, posted or emailed to the latest postal address or email address.

6.3 **Time notice is given**: Any notice or communication is to be treated as given at the following time:

(a) If it is delivered, when it is left at the relevant address.

(b) If it is sent by post, five Business Days after it is posted.

(c) If it is sent by email, when it is received in readable form addressed in the manner specified above.

(d) However, if any notice or communication is given, on a day that is not a Business Day or after 5pm on a Business Day, in the place of the party to whom it is sent it is to be treated as having been given at the beginning of the next Business Day.

7. GENERAL

7.1 **Consequential loss**: No party will be liable to any other party for any loss of profits, loss of saving, loss of goodwill or any consequential, indirect or special loss or damages arising directly or indirectly from any breach of this agreement or from any negligence or other act or omission.

7.2 **No partnership, joint venture**: Nothing in this agreement shall create or evidence any partnership, joint venture, agency, trust or employer/employee relationship between any of the parties, and a party may not make, or allow to be made, any representation that any such relationship exists between any of the parties. A party shall not have authority to act for, or to incur any obligation on behalf of, any other party, except as expressly provided for in this agreement.

7.3 **No privity**: Other than as expressly provided for in this agreement, this agreement is not intended to confer a benefit on any person or class of persons who is not a party to it.

7.4 **Counterparts**: This agreement is deemed to be signed by a party if that party has signed or attached that party's signatures to any of the following formats of this agreement:

(a) an original; or

(b) a photocopy; or

(c) an electronic copy;

and if every party has signed or attached that party's signatures to any such format and delivered it in any such format to the other parties, the executed formats shall together constitute a binding agreement between the parties.

7.5 **Entire agreement**: This agreement, together with the Shared Services Agreement and the Post-Completion Services Agreement, contains everything the parties have agreed in relation

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to the subject matter of this agreement. No party can rely on an earlier written agreement or anything said or done by or on behalf of another party before this agreement was executed.

7.6 **Severance**: If any provision of this agreement is, or becomes unenforceable, illegal or invalid for any reason it shall be deemed to be severed from this agreement without affecting the validity of the remainder of this agreement and shall not affect the enforceability, legality, validity or application of any other provision of this agreement.

7.7 **Further assurance**: Each party shall make all applications, execute all documents and do or procure all other acts and things reasonably required to implement and to carry out its obligations under, and the intention of, this agreement.

7.8 **Variation**: No variation of this agreement will be of any force or effect unless it is in writing and signed by the parties to this agreement.

7.9 **Assignments and transfer**: A party must not assign or transfer any of its rights or obligations under this agreement without the prior written consent of each of the other parties.

7.10 **Costs**: Except as otherwise set out in this agreement, each party must pay its own costs and expenses, including legal costs and expenses, in relation to preparing, negotiating, executing and completing this agreement and any document related to this agreement.

7.11 **No merger**: The provisions of this agreement and anything done under, or in connection with this agreement shall not operate as a merger of any of the rights, powers or remedies of either party under or in connection with this agreement or at law, and those rights, powers and remedies shall survive and continue in full force and effect to the extent that they are unfulfilled.

7.12 **Survival**: Following termination of this agreement, the provisions of clauses 2 of Schedule 4 (Information Sharing, Confidentiality and Co-operation), 3 of Schedule 4 (Dispute Process), 5 of Schedule 4 (Termination), and 7 of Schedule 4 (General), together with any provisions that by their nature are intended to survive, will remain in full force and effect.

7.13 **Waivers**:

(a) A waiver of any right, power or remedy under this agreement must be in writing signed by the party granting it. A waiver only affects the particular right, obligation or breach for which it is given. It is not an implied waiver of any other right, obligation or breach or an implied waiver of that right, obligation or breach on any other occasion.

(b) The fact that a party fails to do, or delays in doing, something the party is entitled to do under this agreement does not amount to a waiver.

7.14 **Governing law**: This agreement is governed by the laws of New Zealand and the parties submit to the non-exclusive jurisdiction of the courts of New Zealand in respect of any proceedings arising out of or relating to this agreement.

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SCHEDULE 5

INTERPRETATION AND DEFINITIONS

1. INTERPRETATION AND DEFINITIONS

1.1 Terms in capitals on this agreement which are not defined, have the same meaning as set out in the Shareholders' Agreement.

1.2 **Definitions**: In this agreement, unless the context otherwise requires:

"**Access Terms**" has the meaning set out in Schedule 2B.

"**Accounting Treatment**" has the meaning given to that term in clause 8.2(b)(iii)(aa) of Schedule 2.

"**Accruals**" has the meaning given to that term in clause 8.1(d)(i) of Schedule 2.

"**Accrued Employee Benefits**" means all wages, salary, annual leave, long service leave, incentive payments and other employee related benefits and entitlements (but excluding sick leave entitlements) accrued to and unpaid at the Completion Date in respect of those Employees whose Offer satisfies the requirements of clause 1(3) of Schedule 1 of the LG(WS) Act (and/or who have been offered employment on the basis that it is continuous for the purposes of any entitlements or benefits) and who accept an Offer, including any redundancy compensation, severance payments or other amounts payable to such Employees which are referable to their employment with the Council or the termination of that employment.

"**Accrued Employee Benefits Amount**" has the meaning given to that term in clause 8.1(a) of Schedule 2.

"**Additional Item**" has the meaning given to that term in clause 6.5 of Schedule 2.

"**Advance Revenue**" has the meaning given to that term in clause 8.1(c) of Schedule 2.

"**Agreement Details**" means the details set out in Schedule 1 of this agreement.

"**Agreed Transfer Date**" has the meaning given to it in the Shareholders' Agreement.

"**Apportionable Outgoings**" means the amounts payable by the Council in relation to:

(a) the Assumed Contracts; and

(b) agreements with the Contractors.

"**Apportionment Statement**" has the meaning given to that term in clause 8.1 of Schedule 2.

"**Arbitration Notice**" has the meaning given to that term in clause 3.4(a) of Schedule 4.

"**Assets**" means the assets owned by the Council directly and primarily relating to the provision of Water Services and includes those assets set out in Appendix 1 of Schedule 2 and in Schedule 2B, but excluding those assets set out in Appendix 2 of Schedule 2.

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"**Assumed Contracts**" means the agreements described in Appendix 1 of Schedule 2.

"**Benefits**" has the meaning given to that term in clause 9.1(a) of Schedule 2.

"**Board**" means Directors who number not less than the required quorum, acting together as a board of Directors.

"**Business**" means the Water Services carried on by the Council at Completion using the Assets, Employees, Contractors, Assumed Contracts and Deferred Contracts.

"**Business Day**" means any day other than a Saturday, Sunday or statutory public holiday in the Service Area set out in Schedule 1.

"**Calculation Time**" means 5pm on the last Business Day before the Completion Date, or any other time and date that the Council and the Company agree in writing.

"**Claim**" includes a claim, notice, demand, action, proceeding, litigation, investigation, judgment or Liability however arising, whether present, unascertained, immediate, future or contingent, whether based in contract, tort, statute or otherwise and whether involving a third party or a party to this agreement.

"**Company**" means Waikato Waters Limited.

"**Completion**" means completion of the transfer of the Assets in accordance with clause 7 of Schedule 2.

"**Completion Date**" means the date specified in Schedule 1, with this intended to be the Agreed Transfer Date as defined in the Shareholders' Agreement.

"**Compliance Report**" has the meaning given to that term in clause 5.5 of Schedule 3.

"**Confidential Information**" means any commercially sensitive provisions of this agreement and all other information of a confidential nature (which, where the confidentiality of the information is not expressly stated, shall be determined by the recipient, acting reasonably) obtained by one party from the other party under or in connection with this agreement.

"**Constitution**" means the constitution of the Company (including the Schedules) and all amendments to it from time to time.

"**Contractors**" means those people identified by the Council under clause 5 of Schedule 2, who accept an Offer.

"**Counterparty consents**" has the meaning given to that term in clause 6.5(b) of Schedule 2.

"**Council Debt Notice**" has the meaning given to that term in clause 6.1(f) of Schedule 2.

"**Council Water Infrastructure Debt**" means the aggregate of the debt owed by the Council which was incurred in relation to the infrastructure and related assets/matters which are being transferred to the Company in accordance with this agreement, the value of which is determined in accordance with Schedule 2A.

"**Deferred Contract**" has the meaning given to that term in clause 10(a) of Schedule 2.

"**Director**" means a person appointed as a director of the Company in accordance with the Constitution.

"**Dispute Notice**" has the meaning given to that term in clause 8.2(b) of Schedule 2.

"**Employees**" means those employees of the Council who receive an Offer.

"**Encumbrance**" means:

(a) a mortgage, debenture, charge, lien, pledge, hypothecation, security interest (as that term is defined in the Personal Property Securities Act 1999), title retention, preferential right or other similar instrument, device or power; or

(b) an interest by way of security for the payment of a debt or any monetary obligation,

and includes any agreement or arrangement to grant or create any of the above.

"**Establishment Strategy**" means the agreed strategy informing the transition of a water services business into the Company as set out in the Shareholders' Agreement.

"**Excluded Matters**" means the excluded assets, excluded obligations and excluded responsibilities that are not transferred by the Council to the Company under this agreement, as set out in Appendix 2 to Schedule 2.

"**Expert**" has the meaning given to that term in clause 8.2(b) of Schedule 2.

"**Financial Year**" has the meaning set out in the LG(WS) Act.

"**Government Agency**" means a government or governmental, semi-governmental, administrative, fiscal or judicial body, department, commission, authority (including any authority responsible for the collection of tax), tribunal, agency or entity or other statutory authority having jurisdiction or authority to perform or exercise functions or powers under or pursuant to any statute, regulation, law, by-law or order.

"**Interface Governance Group**" means the governance group established under this agreement in accordance with clause 5 of Schedule 3.

"**Iwi and hapū Responsibilities**" means the responsibilities arising in relation to existing relationships and obligations (whether statutory, contractual or otherwise) with Iwi and the Council's Service Area that are acknowledged by the Council and the Company as set out in Appendix 1 of Schedule 2.

"**JWG**" has the meaning set out in Schedule 3, Appendix 1.

"**Land Assets**" has the meaning set out in Schedule 2B.

"**LGA**" means the Local Government Act 2002.

"**LGPA**" means the Local Government (Water Services Preliminary Arrangements) Act 2024.

"**LG(WS) Act**" means the Local Government (Water Services) Act 2025.

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"**Liability**" means any loss, liability, obligation, overhead, debt, cost, expense or damage (in each case whether known or unknown, actual, continent or prospective) of any kind and however arising, including penalties, fines and interest, irrespective of when the acts, events or things which give rise to the liability occurred.

"**Management Responsibilities**" means the responsibilities for the management of the Water Services that are transferred by the Council to the Company as set out in Appendix 1 of Schedule 2, but excluding those management responsibilities set out in Appendix 2 of Schedule 2.

"**Matters in Dispute**" has the meaning given to that term in clause 8.2(b) of Schedule 2.

"**NZDRC Rules**" has the meaning given to that term in clause 3.4(a) of Schedule 4.

"**Obligations**" means:

(a) any Liabilities in respect of the period after Completion which relate to the Employees and Contractors who have accepted an Offer; and

(b) any Liabilities in respect of the period after Completion under the Assumed Contracts and the Deferred Contracts.

"**Offer**" has the meaning given to that term in clause 5.4 of Schedule 2.

"**Operational Responsibilities**" means the responsibilities for the operation of the Water Services that are transferred by the Council to the Company as set out in Appendix 1 of Schedule 2, but excluding those operational responsibilities set out in Appendix 2 of Schedule 2.

"**Outstanding Revenue**" has the meaning given to that term in clause 8.1(b) of Schedule 2.

"**Personnel**" means, in respect of a party, any employee, independent contractor, subcontractor, agent or representative engaged by that party, who provides any part of a Service.

"**Post-Completion Transition Services**" means the services that the Company engages the council to provide from the Completion Date, as particularised in Schedule 3 and the Post-Completion Services Agreement.

"**Post-Completion Services Agreement**" has the meaning set out at paragraph C(a) of the recitals.

"**Prepayments**" has the meaning given to that term in clause 8.1(d)(ii) of Schedule 2.

"**Property Assets**" has the meaning set out in Schedule 2B.

"**PWA**" has the meaning set out in Schedule 2B.

"**Reserve Land Assets**" has the meaning set out in Schedule 2B.

"**Road Reserve Assets**" has the meaning set out in Schedule 2B.

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"**Referral Notice**" has the meaning given to that term in clause 8.2(b) of Schedule 2.

"**Relationship Principles**" has the meaning given to that term in clause 1.1 of Schedule 3.

"**Relevant Contract**" has the meaning given to that term in clause 9.1(a) of Schedule 2.

"**Representative**" has the meaning given to that term in clause 4.2(a) of Schedule 3.

"**Responsibilities**" means the Statutory Responsibilities, Management Responsibilities, Operational Responsibilities, Resource Consent Responsibilities and Iwi and hapū Responsibilities.

"**Resource Consents**" means any resource consents issued by a Government Agency under the Resource Management Act 1991 (including any applications for any resource consents that are currently being processed) that are relevant to the Water Services that are transferred by the Council to the Company as set out in Appendix 1 of Schedule 2, but excluding those resource consents set out in Appendix 2 of Schedule 2.

"**Resource Consents Responsibilities**" means the responsibilities for complying with the Resource Consents, and for exercising the associated rights and functions.

"**Service Area**" has the meaning set out in the LG(WS) Act where such service area is within the boundary of the Council (as that boundary is constituted at any time in Part 2, Schedule 2, LGA).

"**Settlement Amount**" means the amount calculated in accordance with Schedule 2A.

"**Shared Interests**" means the shared interests set out in Schedule 1, which are further described under any Shared Interest Arrangement.

"**Shared Interest Arrangement**" has the meaning given to that term in clause 2.2 of Schedule 3.

"**Shared Services Agreement**" has the meaning set out at paragraph C(b) of the recitals.

"**Shareholders' Agreement**" means the shareholders' agreement entered into between the Company and each of its shareholders and dated 23 July 2025.

"**Shareholding Councils**" means each of the councils that are party to the Shareholders' Agreement.

"**Stage 1 Shares**" has the same meaning as set out in the Shareholders' Agreement.

"**Stage 2 Shares**" has the same meaning as set out in the Shareholders' Agreement.

"**Statutory Responsibilities**" means the statutory responsibilities, functions, duties, and powers concerning the provision of Water Services that are transferred by the Council to the Company, as set out in Appendix 1 of Schedule 2, but excluding those statutory responsibilities set out in Appendix 2 of Schedule 2.

"**Total Water Connections**" has the meaning set out in the Shareholders' Agreement.

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"**Transferring Water Services**" means the drinking water services and wastewater services the Council is transferring Statutory Responsibility for to the Company under the terms of this agreement.

"**Transaction**" means the transaction recorded in this agreement.

"**Transitional Activity Costs**" means those costs incurred by the Council in undertaking a transition activity agreed by the Board and set out in Schedule 2A.

"**Warranties**" means the warranties and undertakings in clause 12.1(a) of Schedule 2.

"**Water Revenues**" has the meaning given to that term in clause 3.1 of Schedule 3.

"**Water Services**" has the meaning set out in the LG(WS) Act, which shall be the water services transferred by the Shareholders to the Company in accordance with the Transfer Agreement between each Shareholder and the Company.

"**Water Services Strategy**" has the meaning set out in the LG(WS) Act.

7.15 **Interpretation**: In this agreement, unless the context otherwise requires:

(a) headings are for convenience only and do not affect interpretation;

(b) the singular includes the plural and vice versa, and a gender includes other genders;

(c) another grammatical form of a defined word or expression has a corresponding meaning;

(d) words in this agreement have the same meaning as in the Companies Act 1993 unless inconsistent with the context;

(e) a reference to a party, person or entity includes:

(i) an individual, firm, company, trust, partnership, joint venture, association, corporation, body corporate, estate, state, government or any agency thereof, municipal or local authority and any other entity, whether incorporated or not (in each case whether or not having a separate legal personality); and

(ii) an employee, agent, successor, permitted assign, executor, administrator and other representative of such party, person, entity;

(f) a reference to dollars or $ is to New Zealand currency and excludes every tax and duty;

(g) a reference to a clause, schedule, appendix or attachment is to a clause, schedule, appendix or attachment of this agreement;

(h) a reference to a statute, ordinance, code or other law includes regulations and other instruments under it and consolidations, amendments, re-enactments or replacements of any of them;

(i) references to the word 'include' or 'including' are to be construed without limitation;

(j) references to any form of law is to New Zealand law, including as amended or re-enacted;

(k) a reference to a document or instrument includes the document or instrument as novated, altered, supplemented or replaced from time to time;

(l) an obligation not to do something includes an obligation not to allow or cause that thing to be done;

(m) "written" and "in writing" include any means of reproducing words, figures or symbols in a tangible and visible form;

(n) any obligation falling due for performance on or by a day other than a Business Day shall be performed on or by the Business Day immediately following that day; and

(o) an obligation not to do something includes an obligation not to allow or cause that thing to be done.

Memorandum of Understanding

relating to

Water Services Bylaws

Waikato Waters Limited

and

Waipā District Council

South Waikato District Council

Waitomo District Council

Matamata-Piako District Council

Hauraki District Council

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Date

This **Memorandum of Understanding** is made on 2026

between **Waikato Waters Limited** (company number 9358922) a duly incorporated company having its registered office at Unit 3, 149 Ossie James Drive, Hamilton Airport, Hamilton, 3282 (**Waikato Waters**)

and **Waipā District Council (Waipā DC)**

South Waikato District Council (SWDC)

Waitomo District Council (Waitomo DC)

Matamata-Piako District Council (MPDC)

Hauraki District Council (HDC)

(each a **Council** and together, the **Councils**)

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BACKGROUND

A. Waikato Waters is / will be responsible for the delivery of drinking water and wastewater services in the district of each Council with effect from their respective agreed transfer dates; these being:

   a) Tranche#1 councils (Waipā DC, Waitomo DC and SWDC): 1 July 2026

   b) Tranche#2 council (MPDC): 1 October 2026

   c) Tranche#3 councils (Hauraki DC and Ōtorohanga DC): 1 July 2027

B. Responsibility has been / will be transferred on completion of a transfer agreement between Waikato Waters and each council. From completion of the first transfer agreement, Waikato Waters is a water organisation under the Local Government (Water Services) Act 2025 (**LG(WS)**).

C. Under the LG(WS), by 27 August 2027 each Council must identify and review their respective bylaws that relate to water services to ensure they are consistent with the requirements of the LG(WS) (**Bylaw Review**). For those bylaws which relate to wastewater and water supply services (**Water Services Bylaws**), the Councils must consult with Waikato Waters as part of the Bylaw Review. The Parties note that there are obligations under the LG(WS) for Council to review bylaws relating to stormwater services, but these fall out of the scope of this MoU as responsibility for such services has not been/will not be transferred to Waikato Waters.

D. This memorandum records the agreed framework for the Bylaw Review and future reviews of Water Services Bylaws by the Councils, including the parties' respective roles, expectations and accountabilities, and to establish a cross-agency bylaw coordination group (**Bylaw Coordination Group**).

It is agreed

1. Overall Objectives and Principles

1.1. The mutual objectives of the parties are to ensure an efficient and co-operative approach to the Bylaw Review as required by the LG(WS) and any further reviews of Water Services Bylaws. The purpose of this memorandum is to:

(a) ensure the parties have a common understanding about each party's role and legal responsibilities with regards to Water Services Bylaws and the Bylaw Review;

(b) facilitate cooperation and information sharing between the parties; and

(c) establish a coordinated approach to all reviews of Water Services Bylaws, including the Bylaw Review.

1.2. The parties acknowledge the need to coordinate their responsibilities, powers and functions with regard to the Bylaw Review, recognising that this requires cross-agency communication and cohesion. The parties agree to work together in good faith and conduct themselves in a manner that is consistent with the following relationship principles:

(a) The parties' relationship is based on mutual trust.

(b) The parties will conduct their communications regarding Water Services Bylaws openly, promptly and fairly with the intent to take constructive mutual steps to avoid differences and identify solutions.

(c) The parties will support each other in implementing the Bylaws Review and acknowledge their different but complementary roles under the LG(WS).

(d) The parties will endeavour to identify and notify each other in respect of any issue or concern that is developing (or potentially developing) at the earliest possible opportunity, including, without limitation, the prompt supply of information as and when available.

(e) The parties will act reasonably and in good faith to deliver the Bylaw Review in pursuit of the long-term public interest and in the spirit of service to the community.

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(f) The parties will act reasonably and in good faith to progress the Bylaw Review within the timeframes required by the LG(WS) and make available the necessary capacity and capability to meet these timeframes.

2. Bylaw Review

2.1. In accordance with its obligations under section 263 of the LG(WS), each Council will identify each Water Services Bylaw that applies in its district and review those Bylaws to determine whether they are consistent with the requirements of the LG(WS).

2.2. In addition to inviting input in accordance with section 263(4) of the LG(WS), it is open to a Council to engage Waikato Waters for broader support in the carrying out of this review. Where a Council seeks Waikato Waters support, a service order will be entered into under the shared services agreement between that Council and Waikato Waters to document the scope of the support required and the basis on which it is provided.

2.3. Each Council will submit the output from the review under clause 2.1 (and clause 2.2 where applicable) to the Bylaw Coordination Group by **1 September 2026**.

2.4. After consideration (and regardless of any support from Waikato Waters under clause 2.1), the Bylaw Coordination Group will submit the collective feedback to Waikato Waters and invite Waikato Waters to propose a new bylaw or an amendment to the Water Services Bylaws for the purposes of section 263(4)(a) of the LG(WS). Waikato Waters will provide the Councils with its proposal through the Bylaw Co-Ordination Group no later than the earlier of 30 November 2026, or such other date as agreed in writing.

2.5. Pursuant to section 263(4)(b) and (c) of the LG(WS), and no later than 28 February 2027 (or later where the timeframe at 2.4 is extended), the Councils will consider Waikato Waters' proposals and decide whether to:

(a) confirm the bylaw;

(b) amend the bylaw;

(c) revoke the bylaw; or

(d) revoke and replace the bylaw,

to ensure it is consistent with the provisions of the LG(WS).

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2.6. If a Council decides a bylaw should be amended, revoked, or revoked and replaced, that Council will develop a plan for doing so under section 263(4)(d) and (6) of the LG(WS). The plan must:

(a) demonstrate how Council has taken into account a proposal made by Waikato Waters under clause 2.4;

(b) include a schedule of dates for each step in the plan; and

(c) ensure that the amendment, replacement, or revocation and replacement is made no later than 1 September 2027.

2.7. In the event that a Council does not agree with a Waikato Waters proposal under clause 2.4, the relevant Council and Waikato Waters will as far practicable, undertake to resolve the issue via the Bylaw Coordination Group and failing a resolution will escalate the issue to their respective Chief Executives.

2.8. For any future reviews of Water Services Bylaws, the Councils will respectively invite Waikato Waters to propose a new bylaw or an amendment to the existing bylaw in accordance with section 264(3)(a) LG(WS) within a reasonable timeframe to give Waikato Waters sufficient time to prepare a proposal. The parties will discuss any invitation under this clause at the next scheduled meeting of the Bylaw Coordination Group.

Bylaw Review Table for guidance only (delete before signature)

Activity	Originally proposed Date	Proposed alternative	Reason for change
Output of consistency review	1 November 26	1 Sept 2026	Consistency review relatively straight forward process and can be undertaken relatively quickly – so brought forward so there is further time for more time-consuming items.

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Waikato Waters proposed new or amended Bylaw	1 March 27	30 Nov 2026	Time brought forward to enable Councils with more time to have an iterative process with WWL (if needed) in reviewing any proposed bylaw
Council determination	30 April 27	28 Feb 2027	Brought forward so consultation aligns with LTP consultation.
Plan			No specified date but would need to align with Plan below.
SOP	May 27	March 2027	
Consult	June 27	April 2027	To align with LTP consultation period.
Hearing	July 27	May 2027	
New Bylaw in Force	1 September 27	1 September 2027	

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3. Bylaw Coordination Group

3.1. The parties will, on or as soon as possible after the date of this MOU, establish the Bylaw Coordination Group. The role of the Bylaw Coordination Group is to:

a) co-ordinate the Bylaw Review

b) agree, prepare and collaboratively deliver a proposed suite of water services bylaws to apply consistently (or as consistently as possible) across the service area of Waikato Waters, allowing for local variations as required

c) ensure that up to the transfer date of water services from any of the Councils to Waikato Waters, any proposals to make, amend or revoke a Water Services Bylaw is referred to Waikato Waters for input as required by the major decisions framework in the Shareholders' Agreement

d) facilitate consistent decision-making by all parties as regards to the administration of Water Services Bylaws

e) co-ordinate future bylaw reviews in accordance with the LG(WS) and Waikato Waters operational requirements

f) remove, as far practicable, roadblocks to ensure that commitments to timeframes can be met

g) share information and draw on each party's institutional knowledge for the mutual benefit of all parties

h) by agreement of the Councils, arrange for the joint engagement of external specialist or technical advisors (including legal, policy, or water services specialists) to assist with the Bylaw Review or any future reviews of Water Services Bylaws (with the members of the Bylaw Coordination Group to agree in advance of the engagement being confirmed how costs are to be shared among them).

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3.2. The Councils and Waikato Waters will each make available senior staff members as representatives for the Bylaw Coordination Group with the appropriate decision-making level and capabilities regarding Water Services Bylaws (the Representatives).

3.3. Each party may replace its representatives on the Bylaw Coordination Group from time to time subject to the replacement satisfying the requirements of clause 3.2 above.

3.4. The Bylaw Coordination Group will meet at least monthly for the duration of the Bylaw Review and periodically as agreed following the completion of the Bylaw Review. Where any Representative is not available for a meeting, he/she will arrange for an alternate representative to attend the meeting in their place.

3.5. The Waikato Waters Representative will be the chairperson (administrative not directive) to each meeting and provide secretariat support, unless agreed otherwise between the parties. This includes, without limitation:

(a) co-ordination and management of diary invites and meeting room bookings

(b) compiling the agenda

(c) collating and distributing papers for meetings, including ensuring papers meet deadlines

(d) preparation and distribution of centralised reporting forms and a risk register

(e) recording and distributing meeting minutes; and

(f) monitoring performance of actions.

3.6. To avoid doubt, the parties acknowledge and agree that the Bylaw Coordination Group will not make decisions on the adoption of bylaws on behalf of the Councils, as all bylaws need to be formally approved by each relevant Council.

4. Trade Waste Discharge Plan

4.1. The Councils must prepare and issue a trade waste discharge plan no later than 27 August 2027 in accordance with section 185 of the LG(WS).

4.2. A Council may delegate the preparation, consultation and issue of the trade waste discharge plan to Waikato Waters. The parties agree that the Councils will make any such delegations no later than 31 August 2026, so that Waikato Waters has sufficient time to prepare and issue the trade waste discharge plan. A service order will be entered into under the shared services agreements to document the terms of the delegation.

4.3. Waikato Waters will consult with the Councils via the Bylaw Coordination Group on whether the trade waste discharge plan shall include recommendations that the Councils make a trade waste bylaw amendment, prior to making any recommendation.

5. Bylaw Proposals

5.1. The parties acknowledge and agree that is the Councils' role and responsibility to make Water Services Bylaws under the LG(WS).

5.2. If Waikato Waters proposes that the Councils make a new water services bylaw or amend or revoke an existing water services bylaw, the Councils will decide within 30 working days whether:

(a) Waikato Waters or the Councils will undertake consultation of the Bylaw in accordance with section 259(2) of the LG(WS); and

(b) the proposal meets the requirements of section 261(1) of LG(WS).

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5.3. The parties agree to assist each other during consultation processes and will share information as reasonably necessary to facilitate consultations, including via the Bylaw Coordination Group.

6. Bylaw Delegations

6.1. Each Council agrees to resolve to delegate to Waikato Waters any of its functions or powers that relate to the administration or enforcement of a water services Bylaw to take effect as soon as practicable on or after Waikato Waters becomes the water organisation in respect of the relevant Council area under the LG(WS). These delegations will apply to existing Water Services Bylaws while the Bylaw Review is undertaken.

6.2. It is anticipated that any new Water Services Bylaws will directly empower Waikato Waters (as the water services provider under the LG(WS)) to exercise relevant functions and duties. However, the Councils will continue to delegate to Waikato Waters any functions or powers that are or may become necessary for the administration or enforcement of the Water Services Bylaws, or for Waikato Waters to exercise its powers and functions as a water organisation under the LG(WS).

6.3. When discharging powers or functions under delegation from any of the Councils, Waikato Waters will:

(a) promptly inform the delegating Council of any issues in performing the delegated power or function, insofar as the delegating Council could reasonably expect to be informed; and

(b) provide the delegating Council with all of the information necessary to enable the delegating Council to sufficiently oversee and receive appropriate assurances that the delegated functions are being carried out in accordance with the relevant bylaw and this MOU.

7. Bylaw Publication

7.1. Each party acknowledges that if a bylaw is made, it must be made available for public inspection at their offices and on a publicly available internet site maintained on behalf of that party pursuant to section 258(10) of the LG(WS).

7.2. The parties agree that they will coordinate bylaw communications and publications and endeavour to publish bylaws simultaneously.

8. Effect of this MOU

8.1. This MOU confirms the relationship between the parties based on a spirit of goodwill and cooperation. The parties acknowledge and agree that this MOU does not constitute or create, and shall not be deemed to constitute, any legally binding

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or enforceable obligations on the parties but contains non-binding statements of intent.

9. Councils' Statutory Obligations

9.1. Waikato Waters acknowledges and agrees that the Councils have a range of statutory and regulatory powers and functions which they may exercise or must fulfil and nothing in this MOU will be construed as:

(a) limiting the Councils, or fettering their discretion, in the exercise of their statutory and regulatory powers and functions; or

(b) requiring the Councils to exercise their statutory and regulatory powers and functions in a particular way.

10. General

10.1. Costs

Each party will bear its own costs in connection with the negotiation of this MOU and any matters arising out of it unless otherwise expressly agreed in writing.

10.2. Dispute Resolution

In the unlikely event there is a dispute between the parties relating to the interpretation or application of the MOU the parties agree to resolve any such dispute via a meeting of their Representatives in the first instance. Failing resolution, the parties agree to first escalate the dispute to their respective Chief Executives for resolution and failing that, appoint a mediator.

10.3. No Partnership

Nothing in this MOU will create, constitute or evidence any partnership, joint venture, agency, trust or employer/employee relationship between the parties and neither party may make or allow to be made any representation that any such relationship exists between the parties. No party will have the authority to act for or incur any obligation on behalf of the other party.

10.4. Counterparts

This MOU may be executed in any number of counterparts, each of which will be deemed an original, but all of which together will constitute one instrument.

EXECUTED as a Memorandum of Understanding

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SIGNED for and on behalf of **WAIKATO WATERS LIMITED** by an Authorised Signatory:

Name

Chief Executive

SIGNED for and on behalf of **Waipā District Council** by an authorised signatory:

Name

Chief Executive

SIGNED for and on behalf of **South Waikato District Council** by an authorised signatory:

Name

Chief Executive

SIGNED for and on behalf of **Waitomo District Council** by an authorised signatory:

SIGNED for and on behalf of **Matamata-Piako District Council** by an authorised signatory:

Name

Chief Executive

SIGNED for and on behalf of **Hauraki District Council** by an authorised signatory:

Name

Chief Executive

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Remits

// Remits to LGNZ's Annual General Meeting

// 2026

1. Priorities for Dog Control Act reform

Proposed by: **Rotorua Lakes Council**

Supported by: Invercargill City Council, Gisborne District Council, Tauranga City Council, Hamilton City Council and Far North District Council

Remit: *That LGNZ advocate to government for the reform of the Dog Control Act 1996 to provide councils with more effective powers and tools to undertake their dog control responsibilities including:*

- *greater scope for earlier intervention*
- *stronger consequences for non-compliance*
- *better ability for councils to set minimum requirements for dog owners - including for desexing and containment*

Why is this remit important?

Councils across New Zealand are experiencing increasing issues with dog aggression, uncontrolled breeding, roaming dogs, and low compliance with microchipping and desexing requirements. Current provisions in the Dog Control Act 1996 limit councils' ability to respond effectively to these challenges. Without stronger tools and clearer powers, these issues will continue to pose real and ongoing health and safety risks to the communities we serve. Legal advice indicates that many of the measures needed to deliver sustainable, long-term improvements can only be achieved through amendments to the Act itself, rather than through a Local Bill or council bylaw. For this reason, advocacy through LGNZ is important to help enable the legislative change needed to better protect communities and support responsible dog ownership and councils' regulatory role in this.

Background and context

Councils across New Zealand are experiencing increasing challenges relating to dog aggression, uncontrolled breeding, roaming dogs, and low compliance with microchipping and desexing requirements. These issues are occurring within the framework of the Dog Control Act 1996, which was introduced to promote responsible dog ownership, ensure public safety, and minimise nuisance caused by dogs. However, many councils now find the Act limits their ability to respond effectively to modern dog control issues. Recent tragic dog attack incidents across the country have heightened public concern and renewed calls from communities and councils for stronger tools to manage high-risk dogs and irresponsible ownership. Local authorities report increasing numbers of roaming dogs, dog attacks, and ongoing pressure on council pounds due to the statutory seven-day minimum impoundment period. Enforcement can also be difficult where dogs are not microchipped or cannot be easily traced to an owner.

Rotorua Lakes Council and many other councils have explored a range of options to address these issues locally. This includes reviewing dog control bylaws, strengthening local enforcement practices, and seeking legal advice on whether a Local Bill or bylaw amendments could introduce measures such as mandatory desexing of impounded dogs, mandatory vaccination for pound-released dogs, or extending microchipping requirements to working dogs. However, legal advice confirms that many of these measures cannot be implemented through local bylaws because they would be inconsistent with the provisions of the Dog Control Act 1996. For example, working dogs are currently exempt from mandatory microchipping under the Act, meaning councils cannot require this through a bylaw. Similarly, councils are

limited in their ability to require mandatory desexing except in very specific circumstances, and there is currently no legislative basis for requiring vaccinations such as parvovirus. Other challenges include outdated infringement penalties (currently capped at $3,000 for many offences), delays in prosecution and destruction order processes, and limited powers to intervene early in escalating risk situations.

Because dog control is a national regulatory issue rather than a district-specific one, legal advice indicates that a Local Bill would have little prospect of success. As a result, meaningful and consistent improvements will require amendments to the Dog Control Act 1996 at a national level. Many councils have signalled support for changes such as mandatory microchipping for all dogs, stronger seizure powers, improved containment requirements for high-risk dogs, reduced impoundment periods, and updated penalties and enforcement tools. Collectively, these changes would strengthen councils' ability to manage risk and better protect communities.

How does this remit relate to LGNZ's current work programme?

This remit directly relates to LGNZ's strategic purpose to serve members by championing, connecting and supporting local government and advocating for local government on critical issues.

How will the proposing council help LGNZ to make progress on this remit?

Rotorua Lakes Council has already shared proposed legislative improvements with LGNZ and the Minister of Local Government to support advocacy work already underway to strengthen the Dog Control Act. Rotorua Lakes Council is committed to continuing to support this work and is willing to provide further information, operational insights and data, and feedback to assist any review of the Act. Our first-hand experience with dog control and enforcement provides useful evidence about the challenges councils face and the legislative barriers that currently limit effective responses. We are also willing to work closely with LGNZ, other councils, and sector partners to help build support for these changes. This includes sharing data, contributing to working groups, assisting with policy development, and supporting advocacy to central

government. Rotorua Lakes Council has proactively started work in this space and is ready to further contribute to the collaborative work needed to make meaningful improvements to the Act and ensure councils have the tools needed to better protect their communities.

2. Improved regulation of vape retailers

Proposed by:	**Wairoa District Council**
Supported by:	Manawatū District Council, Stratford District Council, South Taranaki District Council, Gisborne District Council, Napier City Council, Hastings District Council and Central Hawke's Bay District Council
Remit:	*That LGNZ advocate to central government for legislative change to provide territorial authorities with greater regulatory and enforcement powers over vape retailers, including the ability to control the location, density, operation, advertising, product visibility and compliance standards of vape stores within their districts.*

Why is this remit important?

The rapid growth of vape retailers across New Zealand has raised increasing concerns regarding youth exposure, public health impacts, community wellbeing and the concentration of vape stores near schools, community facilities and town centres. Territorial authorities currently have limited ability to influence where vape retailers operate; how many may establish within a district or how vaping products are promoted and accessed locally.

Councils are increasingly responding to community concerns regarding the normalisation of vaping among rangatahi, and the long-term social and health impacts associated with nicotine dependence. However, unlike alcohol or gambling regulation, councils currently lack sufficient legislative tools to effectively manage vape retailers through local planning, licensing or policy mechanisms.

This remit seeks stronger local government powers to enable councils to respond appropriately to local circumstances, protect vulnerable communities and ensure communities have a greater role in shaping decisions that impact public health, youth wellbeing and the character of local town centres.

Background and context

The number of vape retailers operating throughout New Zealand has increased significantly in recent years, including within smaller provincial and rural communities. Many councils are experiencing growing public concern regarding the concentration of vape stores near schools, playgrounds, community hubs and town centres, and the increasing visibility and normalisation of vaping among young people.

Vaping products are primarily regulated under the Smokefree Environments and Regulated Products Act 1990 (SERPA) and associated regulations administered by central government.

Current legislation includes restrictions on sales to persons under 18 years of age, advertising and promotion controls, product safety requirements and specialist vape retailer approvals through the Ministry of Health.

Despite these controls, territorial authorities currently have very limited ability to influence:

- where vape retailers establish within a district;
- the concentration or density of vape stores;
- proximity of retailers to schools or youth facilities;
- shopfront presentation, signage or visibility, or
- local licensing or consent requirements.

Unlike alcohol regulation under the Sale and Supply of Alcohol Act 2012 or gambling venue policies under the Gambling Act 2003, councils currently have no equivalent statutory mechanisms to manage the local impacts of vape retailers.

Communities have raised concerns regarding youth access and exposure, increasing nicotine dependence among rangatahi, retail saturation in vulnerable communities, and inconsistent compliance monitoring and enforcement. These concerns are particularly significant in rural and provincial communities already experiencing inequitable health outcomes.

While councils are increasingly expected to respond to these issues, existing legislative pathways through district plans or bylaws are limited and not specifically designed to regulate vape retail activities. This creates uncertainty and inconsistency nationally.

This remit seeks legislative reform to provide councils with fit-for-purpose powers to regulate the location, density and operation of vape retailers, better protect vulnerable communities and ensure local communities have greater input into decisions affecting public health, youth wellbeing and town centre environments.

How does this remit relate to LGNZ's current work programme?

This remit aligns with LGNZ's broader advocacy focus on strengthening local decision making, improving community wellbeing outcomes, and ensuring councils have fit-for-purpose legislative tools to respond to emerging community issues.

The proposed remit supports LGNZ's advocacy regarding public health, community resilience and empowering local government to respond to place-based challenges. It also aligns with wider conversations around community safety, youth wellbeing and ensuring local authorities have appropriate regulatory mechanisms to manage activities that significantly impact local communities.

This remit does not duplicate existing legislative mechanisms currently available to councils and instead seeks to address a recognised regulatory gap within the current framework.

How will the proposing council help LGNZ to make progress on this remit?

Wairoa District Council would support LGNZ by sharing local experiences, community feedback and operational challenges associated with the growth of vape retailers within provincial and rural communities. Council would also assist in identifying the impacts that vape retailer concentration can have on youth wellbeing, public health outcomes and town centre environments.

The Council would be willing to participate in sector discussions, working groups and engagement processes relating to vaping regulation and local government powers. This may include contributing to the development of national policy positions, providing practical case studies and supporting evidence gathering to demonstrate the need for stronger local regulatory tools.

Wairoa District Council would also support collaboration with other councils and Zone networks to identify common concerns, share approaches and collectively advocate for legislative reform. In addition, Council would be prepared to engage with central government agencies and relevant stakeholders to help develop practical, enforceable and locally responsive regulatory solutions that better enable councils to respond to community expectations and local circumstances.

Vape Retail Regulation – Supporting Statistics Snapshot

National Vaping Trends

- Daily vaping among NZ adults increased from 3.5% in 2019/2020 to 11.7% in 2024/2025.[1]
- Over 509.000 New Zealander's now vape daily.[2]
- Approximately 23% of 18-24 year olds vape daily.[3]

Youth & Māori Impacts

- Daily vaping among 15-17 year olds increased from 2.6% to 13.6% since 2019/2020.[4]
- Māori youth continue to experience disproportionately high vaping rates.[5]
- School stand-downs for vaping/smoking increased by 73% between 2021-2023.[6]

Vape Retailer Concerns

- Approximately 71% of vape retailers nationally operate within 800m of schools.[7]
- Around 29% of vape retailers are within 400m (5 minute wak) of schools.
- Research shows vape retailers are disproportionately concentrated in higher deprivation communities. [8]

Legislative Gap

Under the Smokefree Environments and Regulated Products Act 1990, councils currently have limited powers to:

- Restrict vape shop locations or density.
- Prevent vape stores near schools.
- Introduce local licensing frameworks; or
- Manage local retail visibility and concentration.

Unlike alcohol regulation under the Sale and Supply of Alcohol Act 2012 or gambling venue policies under the Gambling Act 2003, councils currently have no equivalent statutory tools to manage local vape retail impacts.

[1] Annual Update of Key Results 2024/25: New Zealand Health Survey | Ministry of Health NZ
[2] Vaping prevalence and trends: Findings from the 2024-25 NZ Health Survey | PHCC
[3] Annual Update of Key Results 2024/25: New Zealand Health Survey | Ministry of Health NZ
[4] Vaping prevalence and trends: Findings from the 2024-25 NZ Health Survey | PHCC
[5] Vapefree schools | Health Professionals
[6] 'Kids are doing this everywhere': New Zealand wrestles with rise of primary school vaping | New Zealand | The Guardian
[7] New Zealand researchers find more vape stores in deprived areas and near schools
[8] Investigating the spatial and temporal variation of vape retailer provision in New Zealand: A cross-sectional and nationwide study - ScienceDirect

3. Financial support for government reform implementation costs

Proposed by: **Whangārei District Council**

Supported by: LGNZ Zone 1

Remit: *That LGNZ advocate to central government to provide specific targeted financial support to councils to implement the operational and governance changes that are proposed through the legislative reform programme, for example Simplifying Local Government and RMA reforms.*

Why is this remit important?

It is recognised that the Department of Internal Affairs is providing great support across the board for district and regional councils throughout the various reform programmes that are underway.

The toll of the changes and implementation is being felt at a local level, and it would be appropriate for central government to recognise this burden on the local government sector and provide some financial certainty to ratepayers by providing ring-fenced financial support for the reforms. Additional support could be included that ensures nationwide alignment on approach, or the provision of a suite of core document templates for use by all with a view to reducing workload at a local level.

Background and context

Since September 2025, central government has introduced significant legislative reforms affecting local government, including amendments to the Local Government Act and the replacement of the Resource Management Act.

These changes impose substantial new statutory, planning, system, and reporting obligations on councils, many of which involve one off and transitional implementation costs not provided for in existing funding arrangements.

We want to acknowledge that the Department of Internal Affairs is providing great support across the board for district and regional councils throughout the various reform programmes that are underway. This includes the support that has been provided over the last couple of years in relation to the water reforms.

It does need to be recognised that a council's ability to raise revenue is constrained. This is due to the current cost of living crisis and the proposed rates caps to be introduced in this

triennium. Council is asking LGNZ to recognise that the toll for the legislative changes and their implementation is being felt at a local level and it would be appropriate for central government to recognise this burden on the local government sector and provide some financial certainty to ratepayers by providing ring-fenced financial support for the reforms.

Central government funding is required to enable timely and effective implementation of these mandated reforms, while avoiding significant increase in the cost to ratepayers or reduction in existing services.

How does this remit relate to LGNZ's current work programme?

LGNZ has an influencing role with central government, and they understand that New Zealanders need to value their local council and trust that it is financially sustainable. LGNZ has a key priority in maintaining a constructive relationship with central government but also to ensure that the membership base has the support it needs to implement changes that come from updated legislation. We believe that this remit is directly aligned to LGNZ's current work programme.

How will the proposing council help LGNZ to make progress on this remit?

Whangarei District Council will support LGNZ in conversations in relation to this remit. We are willing to provide evidence of additional costs, some of which is already gathered in public meeting agendas, and additional resource requirements the Council is having to support without any budget to fund these activities.

4. Removal of Representation Review requirements during Simplifying Local Government reform

Proposed by:	**Waikato District Council**
Supported by:	LGNZ Zone 2
Remit:	*That LGNZ advocate to the Government, on behalf of its members, for compliance relief from the upcoming representation review requirements in light of the significant reforms proposed through the Simplifying Local Government programme and the recent Head Start pathway, which may render any review undertaken before the 2028 elections redundant.*

Why is this remit important?

Councils are required under the Local Electoral Act 2001 to undertake a representation review in preparation for the 2028 local government elections.

The current local government reform environment creates significant uncertainty about the long-term relevance and durability of representation arrangements determined through this review process.

Key contributing factors include:

- the Government's Simplifying Local Government reform programme;
- the recently announced Head Start pathway;
- potential future structural and governance changes, and
- the removal of Māori wards from some districts from 2028 onwards.

Requiring councils to commence representation reviews at this time would impose unavoidable and unjustifiable costs when ratepayer affordability pressures are already significant.

It would also require communities to participate in a complex statutory process that is likely to be superseded and ultimately rendered redundant by current government reform proposals, potentially necessitating a second review shortly thereafter.

Background and context

Representation reviews are a statutory requirement under the Local Electoral Act 2001 and must be undertaken by all local authorities at least every six years.

The purpose of a representation review is to determine how communities are democratically represented through local government arrangements. This includes consideration of:

- electoral voting systems (FPP or STV);
- Māori representation arrangements;
- the number of elected members;
- ward structures and boundaries;
- community board structures;
- population equity requirements;
- governance effectiveness, and
- compliance with Local Government Commission requirements.

Waikato District Council's last representation review was completed in 2021 for implementation at the 2022 local elections. The programme ran from March 2020 to September 2021 and included elected member workshops, a governance working group, public consultation, and hearings. The review was extensive, resource-intensive, and required substantial operational support across the Council.

A further key consideration for the upcoming representation review is the binding 2025 poll on Māori wards, through which the Council did not retain its two Māori wards. This position will vary across the country depending on the outcomes of local referendums. As a result, Māori wards in Waikato District will cease from 2028 onwards. This creates an additional structural change that must be considered as part of any future representation arrangements.

In February, the Waikato Mayoral Forum wrote to the Minister of Local Government and the Minister for the Environment in response to the Simplifying Local Government proposal and reinforced the need for compliance relief in key areas affected by the reform, including representation reviews.

In March 2026, Mayor Bech wrote to the Minister of Local Government seeking relief or a formal transition arrangement from the upcoming representation review requirement. This followed earlier engagement with both the Department of Internal Affairs and the Electoral Commission, each of which advised that it had no legal authority to grant relief. The letter set out concerns that undertaking a full review during a period of significant national reform would create unnecessary duplication, cost, and uncertainty.

The Mayor's correspondence specifically referenced:

- the Government's Simplifying Local Government reform programme;
- potential future boundary and governance changes;
- the removal of Māori wards;
- the lack of legislative discretion available for councils to defer reviews; and

- the estimated $80,000–$100,000 cost of undertaking a full representation review process.

While the Minister's office acknowledged receipt of the letter, no formal relief mechanism had been provided at the time this paper was submitted (22 May 2026).

How does this remit relate to LGNZ's current work programme?

This remit aligns closely with LGNZ's current advocacy on the Simplifying Local Government reforms and practical transition pathways for councils navigating significant system change.

This remit supports that advocacy by seeking practical compliance relief for councils currently required to undertake representation reviews during a period of significant reform uncertainty.

It reinforces LGNZ's broader focus on localism, reducing unnecessary duplication, supporting fiscally responsible decision making, and ensuring councils can direct resources towards delivering long-term community outcomes rather than potentially redundant statutory processes.

The remit complements rather than duplicates LGNZ's existing reform advocacy by seeking a nationally coordinated response on behalf of affected councils.

How will the proposing council help LGNZ to make progress on this remit?

Waikato District Council would be willing to actively support LGNZ in progressing this remit through sector advocacy, evidence gathering, and engagement with central government agencies.

The Council has already undertaken significant work in this area, including:

- preparing a strategic governance paper outlining the implications of the Head Start pathway and wider reform programme for representation review obligations;
- engaging directly with the Minister of Local Government, the Department of Internal Affairs, and the Electoral Commission to seek transitional relief, and
- working collaboratively across Zone 2 councils to raise shared concerns regarding reform sequencing, affordability, and duplication risks.

The Council would be willing to:

- share analysis, correspondence, and supporting material to inform LGNZ advocacy;
- contribute to discussions with Ministers, DIA, and sector working groups;
- support the development of a nationally consistent position on representation review relief and transition arrangements, and
- provide practical insight into the operational, governance, and financial implications of undertaking representation reviews during a period of significant reform uncertainty.

The intent of this remit is not to avoid statutory obligations, but to ensure that councils are not required to undertake potentially duplicative and resource-intensive processes while broader local government reform remains unresolved.

5. Devolution of place-naming authority to Territorial Authorities

Proposed by:	**Far North District Council**
Supported by:	Northland Regional Council, Porirua City Council, Kāpiti Coast District Council, Rangitīkei District Council and Whakatāne District Council
Remit:	*That LGNZ advocate for legislative changes to devolve authority for officiating geographic place names from the Minister for Land Information to local authorities.*

Why is this remit important?

Local communities are best placed to make decisions about names that reflect their identity, history, and sense of belonging. While councils already name roads and streets, authority over official geographic names - such as mountains, rivers, towns, and bays - sits with the New Zealand Geographic Board Ngā Pou Taunaha o Aotearoa and the Minister for Land Information under the New Zealand Geographic Board Act 2008. This centralised system has produced outcomes that lack local knowledge, overlook iwi and hapū relationships, or fail to reflect a community's lived history. Councils have highlighted examples such as the decline of locally supported historical names (Russell, Kororāreka), or cases where official spellings have been approved that do not reflect how names are commonly used, spoken, or understood locally.

Devolving authority to local government, in partnership with mana whenua, would ensure place naming is grounded in authentic local voice while reducing unnecessary bureaucracy. At the LGNZ Rural and Provincial meeting in November 2025, Minister Penk indicated support for this remit and the localised outcomes it seeks to achieve.

Background and context

Under the New Zealand Geographic Board Act 2008, the New Zealand Geographic Board Ngā Pou Taunaha o Aotearoa (NZGB) holds sole authority to assign, approve, alter, or discontinue official geographic place names. While the Board includes representatives from local government and Māori development, its decision-making framework remains national, centralised, and governed by statutory processes that do not always reflect local identity or lived experience.

Local authorities already demonstrate strong capability in place-based naming through their delegated authority for naming roads and streets. These decisions routinely incorporate local history, community values, and the guidance of mana whenua. However, when it comes to naming mountains, rivers, settlements, bays, and other significant features, councils and iwi

must defer to a national body, even in cases where local expertise, whakapapa, and historical evidence are well established.

This centralised model can create a disconnect between official names, and the communities that hold whakapapa and lived connection to those places. Consultation occurs but local knowledge is not determinative and decisions may not align with regional dialects, historical narratives, or cultural contexts. Councils have highlighted examples where locally supported names or spellings were not adopted or where national decisions did not fully recognise the depth of local iwi and hapū relationships with place. In the Far North, we refer to the name restoration process for Russell (Kororāreka) which while strongly supported at a local level, failed to receive centralised support.

Returning decision making to local authorities would strengthen the integrity and authenticity of geographic names. It would allow naming processes to better reflect regional narratives, uphold te reo Māori orthographic conventions, and ensure communities have a meaningful role in shaping the identity of the landscapes they inhabit. Devolving authority would also streamline the process by reducing a layer of central bureaucracy while retaining opportunities for national consistency through guidelines and shared standards.

How does this remit relate to LGNZ's current work programme?

This remit aligns strongly with LGNZ's long term goal of "local decisions matter", and aligns with LGNZ's advocacy for:

- strengthened local decision making;
- improved Crown-local government-iwi partnerships, and
- recognition of local identity and community driven governance.

It also enhances LGNZ's ongoing work to promote localism, reduce unnecessary centralisation, and strengthen community wellbeing through place-based decision making.

How will the proposing council help LGNZ to make progress on this remit?

The Far North District Council will support LGNZ's advocacy on this remit by contributing sector leadership and local, practical insights. We have extensive experience working with LINZ on the correction and officiating of Māori place names, including active participation in the "Approving of Unofficial Place Names" workstream. With 1,682 unofficial Māori place names currently progressing through LINZ processes, we hold a strong understanding of the challenges and opportunities within the present system.

FNDC is committed to supporting this remit's progression alongside LGNZ.

6. Enhanced role for government in supporting subnational diplomacy

Proposed by:	**Palmerston North City Council**
Supported by:	Metro Sector
Remit:	*That LGNZ advocate to government and the Ministry of Foreign Affairs and Trade to formalise and increase its role in supporting subnational diplomacy including developing clear policy and capability to support and grow local government's contribution*

Why is this remit important?

Subnational diplomacy (such as the work councils do through their sister cities) extends the reach of national diplomacy by connecting communities and exporters from local areas with overseas communities and export opportunities. This has been demonstrated by the complementary role sister city relationships with cities in China has played in maximising the benefits of the free trade agreement.

Background and context

A number of other nations play a more explicit role in supporting and setting direction for sub-national diplomacy.

Examples of countries which engage in this space include:

- United States of America – the US Department of State has a specific Subnational Diplomacy Unit headed by a Special Representative for City and State Diplomacy. This unit, and the ambassador, supports US national security priorities by integrating local ideas into foreign policy and fostering connections among cities, municipalities, and communities in the United States and abroad.
- Australia – the Australian Department of Foreign Affairs and Trade has offices across each state capital which supports local and state government foreign and trade relationships.

How does this remit relate to LGNZ's current work programme?

This remit aligns with LGNZ's long-term goal that New Zealanders value councils given the direct financial benefits this could provide. There is also potential alignment with the Advocacy Priority resilient communities, economies, and environments.

7. Bulk funding of transport activities

Proposed by: **Waikato Regional Council**

Supported by: Zone 2

Remit: *That LGNZ calls on government, opposition parties and NZTA to support a move to bulk funding for basic and repeatable transport activities, thereby acknowledging the efficiency and financial gains, and reduction in funding risk, this change would provide to local government, and supports a trial of this proposed bulk-funding approach for the 2027-2030 funding round amongst a group of councils which have demonstrated strong performance in delivering public transport services and/or maintaining transport infrastructure.*

Why is this remit important?

Central government via NZTA tightly controls the distribution of transport funding to achieve national outcomes even though around 50% of all costs are funded via rates.

Most transport funding is approved project by project, requiring achievement of defined business case and approval requirements, before funding is committed. Stringent compliance and reporting requirements are imposed on the local government sector, increasing costs for councils, and reducing efficiency and productivity.

Accelerating the move to bulk funding for basic transport activities, as is seen in many countries globally, would enable local government to operate more flexibly, optimising investment and improving efficiency. Councils have detailed knowledge of their networks, good awareness of resilience and lifeline requirements, and a good understanding of local need.

Maintenance and renewal programmes, public transport services, and the delivery of safety and minor works packages would all benefit from predictable, multi-year funding certainty.

Background and context

In the OECD context, New Zealand is highly centralised. Central government via NZTA tightly controls the distribution of transport funding to achieve national outcomes.

Internationally, bulk funding models for transport are widely used to provide transport authorities with predictable, flexible, multi-year funding approvals. This enables the central government focus to shift from assessing and approving individual projects to supporting strategic policy outcomes. It also enables a reduction in compliance and reporting requirements. It supports local and regional stewardship of networks while improving

procurement and delivery performance. A SWOT analysis and global examples of bulk funding for public transport services are provided in Attachment One.

Councils across the country are about to commence work on Long Term Plans and the Regional Land Transport Plan. These are delivered as required by the Local Government Act and the Land Transport Management Act (LMTA). The LTMA requires regions to demonstrate alignment to the priorities of central government even if around 50% of the funding comes from ratepayers rather than the Crown.

Due to this complex legislative structure, transport programmes (in all respects, from maintenance and renewals to public transport services, and from safety works to minor and major improvements) are required to follow multiple local, regional and national processes to secure funding.

The process of prioritising and funding transport activities could be simplified and de-risked significantly if central government and NZTA trusted local government to act in good faith on behalf of communities, and, with the reassurance of accountability and appropriate performance frameworks, provided bulk funding (perhaps at regional level and perhaps in 3 or 5 year blocks) for simple, repeatable, ongoing work programmes. This would enable regions and communities to prioritise and optimise their investment in transport through smarter procurement, resulting in lower administrative and regulatory burden.

Recently announced local government reform is focussed solely on amalgamation within regions and currently proposes no change to the delivery of transport activities.

Over recent funding rounds, NZTA is acknowledged for making limited progress in moving towards bulk funding, for example for some smaller councils. There may be further tweaks in the 2027-30 funding round.

This remit supports the progress made and seeks acceleration of this for all other basic, repeatable transport activities nationally. There are multiple benefits that could be achieved from this change.

At national level, removal and de-politicisation of basic transport activities (estimated at approximately 80% of the total spend) would enable the Minister of Transport, via the Government Policy Statement on Land Transport, to fully focus on prioritising significant investment (the remaining 20%) on central government priorities such as resilience, safety, emissions reduction or roads of national significance.

There would be a large reduction in the requirements of the National Land Transport Programme prepared by NZTA. Bulk funding of basic transport activities would save NZTA significant time and cost.

Regional Land Transport Plans could be simplified and would be fully focussed on more significant inter-regional and system-change priorities. This presents a resource and cost-saving to regional councils.

Local and regional government would be able to undertake the transport portion of their Long Term Plans with less risk and more funding certainty.

How does this remit relate to LGNZ's current work programme?

The issue directly relates to several of LGNZ's 'key issues for councils'.

- Transport: New Zealand needs greater investment from central government and more joined-up central and local government planning that prioritises building and better asset management. The current approach to investment and planning is not working, nor is it fit for the future. How to make public transport more affordable and accessible.
- Funding & Financing: Advocacy for a 'toolbox' approach to funding and financing to provide councils with a range of options to align national goals with local needs.
- Localism: Harnessing the power, knowledge, skills and views of local people to drive better outcomes.

How will the proposing council help LGNZ to make progress on this remit?

Zone 2 councils are willing to trial this proposed bulk-funding approach for the 2027 to 2030 funding round, including development of appropriate accountabilities and performance frameworks.

Attachment One: Further Information

SWOT Analysis – Bulk Funding compared with Project-based Funding

Definition and focus

Bulk funding

- Funding is provided as a programme-level envelope (often multi-year).
- The funder agrees *what outcomes and activity types* the money is for, but not every individual project.
- The recipient has delegated authority to prioritise and deliver works within agreed rules.

Project-based funding

- Funding is approved project by project.
- Each project must meet defined appraisal, business-case, and approval requirements before funding is committed.
- Control is retained centrally by the funder at each decision point.

Decision-making and flexibility

Aspect	Bulk funding	Project-based funding
Decision locus	Decentralised (recipient decides within limits)	Centralised (funder approves each project)
Ability to re-prioritise	High – funding can shift within the programme	Low – changes often require re-approval
Response to changing conditions	Fast (e.g. weather damage, demand shift)	Slower, constrained by approval cycles

Implication: Bulk funding suits environments where needs change frequently and trade-offs must be made continuously. Project funding suits situations where scope is fixed and certainty is required.

Transaction and administrative cost

Bulk funding

- Fewer funding applications and approvals.
- Lower appraisal cost per dollar spent.
- More emphasis on ex-post performance monitoring.

Project-based funding

- High upfront transaction costs (business cases, reviews, approvals).
- Repeated effort for similar or small projects.
- Strong ex-ante assurance but higher overhead.

Implication: Bulk funding is more efficient for many small or routine activities; project funding is defensible for large, discrete investments.

Risk allocation

Risk type	Bulk funding	Project-based funding
Delivery risk	Largely sits with recipient	Shared or retained by funder
Cost overrun risk	Managed within programme envelope	Often escalated back to funder
Portfolio risk	Actively managed by recipient	Managed implicitly via approvals

Implication: Bulk funding assumes the recipient is capable of portfolio and asset-management discipline. Project funding reduces funder exposure to poorly governed organisations but can shift risk management into bureaucratic processes.

Accountability and performance

Bulk funding

- Accountability is outcomes- and performance-based.
- Requires strong monitoring frameworks (KPIs, benchmarking, audits).
- Less visibility of individual project decisions, more focus on results.

Project-based funding

- Accountability is project- and compliance-based.
- Easier to trace decisions and costs to specific assets.
- Can encourage compliance behaviour rather than outcome optimisation.

Implication: Bulk funding works best where there is high trust and mature capability. Project funding suits lower-trust or high-scrutiny environments.

Suitability by activity type

Activity type	Better suited model	Why?
Routine maintenance & renewals	Bulk funding	Predictable, ongoing, portfolio-based

Public transport operations	Bulk funding	Requires service optimisation over time
Low-cost safety improvements	Bulk funding	Many small, standardised interventions
Major new infrastructure	Project-based funding	High cost, unique, high political and fiscal risk
Complex, novel investments	Project-based funding	Uncertainty requires detailed appraisal

Behavioural effects

Bulk funding encourages

- Long-term planning and asset stewardship.
- Trade-offs across a network.
- Innovation and adaptive management.

Project-based funding encourages

- Project promotion and "salami slicing".
- Optimisation of individual projects rather than systems.
- Risk-averse design to satisfy approval gates.

Strengths and weaknesses summary

Bulk funding

Strengths

- Efficient delivery at scale
- High flexibility and responsiveness
- Strongly aligned with asset-management principles

Weaknesses

- Requires mature governance and capability
- Harder for outsiders to see "what was funded"
- Risk of under-investment in politically visible projects

Project-based funding

Strengths

- High transparency at project level
- Strong control of large or novel investments
- Clear political and fiscal accountability

Weaknesses

- High transaction costs
- Slow to respond to change
- Can undermine network-level optimisation

Conclusion

- Bulk funding is best for *ongoing, repeatable, network-wide activities* where flexibility and value-for-money over time matter most.
- Project-based funding is best for *large, discrete, high-risk investments* where certainty, scrutiny, and one-off decisions dominate.

In practice (including in New Zealand), effective transport systems use both models together, allocating each to the activity types they are best suited for rather than treating them as competing alternatives.

International examples – Delivery of Public Transport Services

Internationally, bulk funding models for public transport are widely used to give transport authorities predictable, flexible, multi-year funding while shifting the focus from approving individual routes or projects to outcomes, performance, and network stewardship. Below is a structured overview of the main models in use globally, with concrete country examples.

Block grants to sub-national governments or transport authorities

How the model works

Central government provides a multi-year block grant for public transport. Money is not tied to specific projects or routes; instead, the recipient authority decides how to allocate funding across operations, service improvements, fleet renewal, or minor infrastructure within an agreed framework.

Countries using this model

- United Kingdom (England, outside London)
    - Local authorities receive consolidated Local Transport Grants, replacing older fragmented funding streams. These grants can be used for buses, public transport priority, accessibility, and service support, with local discretion over spending priorities.
- Germany
    - Federal "Regionalisation funds" are provided to Länder as block transfers to finance regional and local public transport services, especially rail, with states responsible for detailed allocation (documented by OECD trends).

- Canada
    - Cities and provinces receive long-term federal transfers (e.g. public transit streams under infrastructure programmes) that are broadly scoped rather than project-specific, supporting operational and capital needs.

Strengths: predictability, local optimisation, lower administrative burden.
Trade-off: relies on strong oversight and capable local institutions.

Formula-based operating subsidies (network or service level)

How the model works

Funding is allocated using objective formulas (population, service km, ridership, social need). The operator or authority manages services within the resulting financial envelope.

Countries using this model

- Sweden & Nordic countries
    - Regional Public Transport Authorities receive predictable operating funding largely detached from individual line approvals, enabling network-wide planning.
- Japan (urban public transport)
    - Local and national governments provide formula-driven operating support combined with fare revenue, with strong emphasis on efficiency and service quality benchmarks.

Strengths: stability for operators, incentives for efficiency at network scale.
Trade-off: formulas must be kept current to reflect demand and cost changes.

Earmarked payroll or local tax funding (hypothecated bulk revenue)

How the model works

A dedicated tax or levy is assigned directly to public transport authorities. Revenues flow automatically and can be used flexibly for both operations and investment.

Countries using this model

- France – Versement mobilité
    - A mandatory payroll levy on employers (≥11 employees) within transport authority areas. It is the single largest funding source for urban public transport and can be used as a bulk operating and capital funding pool.
- United States (selected metro areas)
    - Local sales taxes (e.g. Los Angeles, Seattle) fund transit agencies through dedicated, voter-approved taxes allocated as multi-year funding envelopes (OECD comparative analysis).

Strengths: stable, locally controlled, strongly aligned with beneficiaries.
Trade-off: revenue growth tied to economic cycles.

Service contracts with global budgets (gross-cost or net-cost)

How the model works

Public authorities enter multi-year contracts with operators. Instead of funding individual routes, a global operating budget is set, with performance incentives and penalties.

Countries using this model

- Europe (widely used): Germany, Netherlands, France
    - Authorities specify service outputs and quality standards while paying operators via bulk payments, often linked to punctuality, reliability, or customer satisfaction.
- Australia (bus networks)
    - State governments fund metropolitan bus networks through long-term contracts with operators, using bulk payments rather than route-by-route approval (OECD evidence).

Strengths: cost control, clear accountability, flexibility to redesign networks.
Trade-off: requires sophisticated contract management.

City-region multi-year settlements (outcome-based bulk funding)

How the model works

Large metropolitan regions receive bespoke, multi-year funding settlements covering all local transport, including public transport operations, sometimes linked to agreed performance outcomes.

Countries using this model

- United Kingdom (mayoral city-regions and London)
    - City-region transport authorities receive long-term settlements enabling integrated planning across buses, metro, rail, and active transport.
- France (Île-de-France Mobilités)
    - Combines national funding, payroll levy revenue, and regional contributions into a large, flexible funding pool for the Paris region's transport system.

Strengths: supports system integration and long-term planning.
Trade-off: complex negotiation and governance arrangements.

Summary

Bulk funding model	Typical users	Key feature
Block grants	UK, Germany, Canada	Local discretion within national envelope
Formula-based subsidies	Nordics, Japan	Predictable, objective allocation
Hypothecated taxes	France, US metros	Dedicated, stable revenue source

Global service contracts	EU, Australia	Budget + performance incentives
City-region settlements	UK metros, Paris	Integrated, outcome-focused funding

Conclusion

Across countries, bulk funding for public transport is used to stabilise finances, enable network-level optimisation, and reduce transaction costs. While design details vary, successful models share three features:

1. Multi-year certainty,
2. Local discretion paired with accountability, and
3. Performance or outcome-based oversight rather than project approval.

8. Improving LTP audit requirements

Proposed by: **Gisborne District Council**

Supported by: Central Hawke's Bay District Council, Hastings District Council, Stratford District Council, Taranaki Regional Council, New Plymouth District Council, Wairoa District Council, Manawatū District Council, South Taranaki District Council, Tararua District Council, Rangitīkei District Council, Hawke's Bay Regional Council and Horowhenua District Council

Remit: *That LGNZ advocate to government for improvements to the efficiency, proportionality, and cost-effectiveness of audit requirements for Long Term Plans and Consultation Documents, including:*

1. *Greater proportionality in audit requirements, ensuring that audit effort is aligned with council size, complexity, risk, and materiality; and*
2. *Reducing duplication across audit stages, particularly where similar information and assumptions are subject to repeated review; and*
3. *Improving standardisation, transparency, and cost control in audit delivery, to reduce rework and improve consistency across the sector, and to constrain excessive or escalating audit fees through greater transparency of audit pricing and benchmarking of costs across the sector.*

Why is this remit important?

Local authorities are required to prepare Long Term Plans (LTP) that are subject to statutory audit by the Auditor-General. While audit plays a critical role in supporting transparency and accountability, the current approach imposes significant direct and indirect costs across the sector.

Audit requirements apply at multiple stages, including the consultation document and final LTP, and involve detailed supporting information, iterative review, and tight timeframes. This creates substantial organisational pressure and requires significant staff time, consultant input, and rework.

Audit effort is applied consistently across councils regardless of size, complexity, or risk, and can be disproportionate to risk or materiality.

As these requirements are set through legislative and assurance frameworks, individual councils have limited ability to influence them. Sector-level advocacy is required to ensure

audit processes remain proportionate, efficient, and cost-effective while maintaining appropriate assurance.

Background and context

The Local Government Act 2002 (LGA) requires local authorities to prepare and adopt an LTP using the special consultative procedure, supported by an Auditor-General's audit opinion. This includes audit of both the consultation document and the final LTP.

These requirements are intended to support transparency, accountability, and sound long-term decision making. However, in practice, the audit component of the LTP process has become a significant cost driver for councils.

Audit processes apply at multiple stages and require extensive supporting information, detailed modelling, and iterative engagement with auditors. Councils must respond to audit queries, revisit assumptions, and undertake rework within constrained statutory timeframes. This creates sustained organisational pressure across finance, strategy, infrastructure, and governance functions.

The cost of audit is not limited to external audit fees. It includes substantial internal staff time, consultant support, and opportunity costs associated with diverting resources from service delivery and implementation.

Audit requirements are applied consistently across the sector, regardless of council size, complexity, or risk profile. This can result in audit effort that is disproportionate to the scale or materiality of the underlying issues.

In addition, the requirement to audit both the consultation document and final LTP creates duplication, with similar information and assumptions subject to repeated review.

This issue is sector-wide and cannot be addressed by individual councils, as audit requirements are set through legislative and assurance frameworks. There is an opportunity to improve the efficiency and cost-effectiveness of audit processes while maintaining appropriate levels of assurance.

How does this remit relate to LGNZ's current work programme?

This remit aligns with LGNZ's role in advocating on matters of sector-wide significance and improving the effectiveness and efficiency of local government.

It supports LGNZ's focus on value for money, reducing unnecessary costs, and ensuring regulatory and assurance settings remain proportionate to risk and scale.

The remit is targeted and practical, focusing specifically on statutory audit requirements that apply across all councils and contribute to rising costs and organisational pressure.

Based on publicly available information, this issue does not appear to be the subject of a specific LGNZ workstream. The remit would support LGNZ to advocate for improvements to audit processes that maintain transparency and accountability while improving efficiency and cost-effectiveness.

How will the proposing council help LGNZ to make progress on this remit?

Gisborne District Council will:

- work with LGNZ and other councils to articulate the practical impacts of current LTP audit requirements;
- provide evidence of direct and indirect costs, including audit fees, staff time, and organisational impacts;
- contribute examples where audit effort is not proportionate to risk, scale, or materiality;
- support the development of practical improvements, including proportional audit approaches, reduced duplication, and improved pricing transparency, and
- participate in any sector engagement, working groups, or discussions with the Auditor-General and Government to progress improvements to audit processes.

The Council is committed to supporting sector-wide solutions that reduce unnecessary cost while maintaining robust public accountability.

9. A fairer approach to uneconomic transport infrastructure funding

Proposed by:	**Stratford District Council**
Supported by:	South Taranaki District Council, New Plymouth District Council, Rangitīkei District Council, Manawatū District Council and Wairoa District Council
Remit:	*That LGNZ advocate for a fairer approach towards uneconomic transport infrastructure, where either NZTA commits to co-funding this infrastructure if councils remain legally obligated to own and maintain it, and/or the Government provides clearer guidance and support for councils downgrading or ceasing service to low traffic volume areas*

Why is this remit important?

The development of the Roading Activity Management Plan includes the replacement of our structural assets. Included in the 2027-2037 Long Term Plan (LTP), we have four uneconomic bridges that require replacement at an estimated cost of $4.5m. If NZTA will not co-fund these replacements and we cannot opt out of ownership, the burden will fall on ratepayers. We are not alone in this scenario: this is a national issue that New Zealand has to resolve.

Background and context

Within the Stratford District there are 18 bridges that will fall into the category of uneconomic transport infrastructure. The definition of this category being “bridges built and currently maintained by council that generally only provide access to individual properties, or bridges built by council that are for private use.”. It should be noted that NZTA is considering a position whereby it will not co-fund the replacement of any uneconomic bridge unless it can be clearly demonstrated that the Gross Domestic Product generated from the land served by the bridge exceeds the cost of replacing the structure over its lifecycle. Legal advice obtained in 2016 states that “if the Council previously maintained/erected the bridge, then the responsibility for maintaining the bridge continues.”. In layman’s terms, if a public body (County, Borough or District Council), has spent public funds either constructing or maintaining a bridge, irrespective of its location, whether it is located on a maintained road or an un-maintained road (paper road), the Council still has a responsibility to maintain this bridge.

How does this remit relate to LGNZ's current work programme?

LGNZ is focussed on helping councils meet the costs of maintaining their transport networks as part of its infrastructure work programme, especially in the face of rapidly rising costs for labour and materials. The unwillingness of the NZTA to fund this sort of infrastructure while still requiring councils to maintain it could also be considered a form of unfunded mandate imposed by central government, which has long been a focus area for LGNZ.

How will the proposing council help LGNZ to make progress on this remit?

We have requested clarification of NZTA's stance on this issue through our relationship with the Director, Regional Relationships.

We are happy to make our existing legal opinion on Road Controlling Authority responsibilities available.

We are open to any other contribution that would be helpful.

Plan Change 64 – Banks Road Residential Rezoning

Assessment of Environmental Effects and Section 32 Evaluation Report

KA Matamata Limited Partnership

monocle

Document Control Record

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Acronyms, Terms and Abbreviations

AEE	Assessment of Effects on the Environment
Applicant	KA Matamata Limited Partnership
CVA	Cultural Values Assessment
ESA	Engineering Services Assessment
FDS	Future Development Strategy
FRPA	Future Residential Policy Area
Future Proof	Future Proof Strategy (2024)
GHRA	Geotechnical Hazards Risk Assessment
HBA	Housing and Business Development Capacity Assessment
ITA	Integrated Transport Assessment
KA Matamata	KA Matamata Limited Partnership
LUC	Land Use Capability
MPDC	Matamata-Piako District Council
MPDP	Operative Matamata-Piako District Plan
NES-CS	Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011
Ngā Iwi	Collective term used to describe Ngāti Hauā Iwi Trust, Ngāti Hinerangi Trust and Raukawa Charitable Trust
NHEMP	Ngati Haua Environmental Management Plan
NPS-FM	National Policy Statement for Freshwater Management 2020 (amended December 2025)
NPS-HPL	National Policy Statement for Highly Productive Land 2022 (amended December 2025)
NPS-NH	National Policy Statement for Natural Hazards 2025
NPS-UD	National Policy Statement on Urban Development (amended May 2022)
NZTA	NZ Transport Agency Waka Kotahi
PC64	Private Plan Change 64 – Banks Road Residential Rezoning
PSI	Preliminary Site Investigation
REMP	Raukawa Environmental Management Plan
RMA	Resource Management Act 1991
SH24	State Highway 24
SH27	State Highway 27
Structure Plan	Banks Road to Mangawhero Road Structure Plan
UDA	Urban Design Assessment
WRC	Waikato Regional Council
WRP	Operative Waikato Regional Plan
WRPS	Operative Waikato Regional Policy Statement
WTEP	Waikato-Tainui Environmental Plan

1. Executive Summary

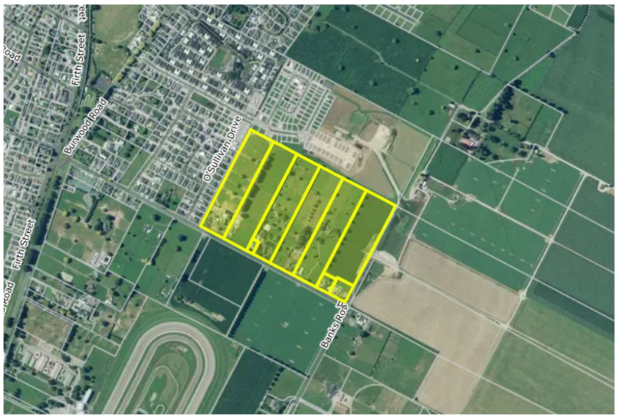
This Plan Change request (Plan Change 64 / PC64) has been prepared on behalf of KA Matamata Limited Partnership (KA Matamata) who are seeking to rezone approximately 26.3 hectares of land near the south-eastern edge of Matamata from Rural Zone to Residential Zone.

The partnership, which is also known as Kaha Ake, is a collaboration between Classic Group and the NZ Super Fund that is designed to leverage their combined scale and capital to boost housing supply across New Zealand. The partnership is currently developing Stages 2 and 3 of the Maea Fields residential development, which is located immediately north of the Plan Change site. It owns approximately 8.6 hectares of land within the Plan Change 64 site that will be developed as part of Maea Fields following Stages 2 and 3. There are currently seven other landowners that own the balance of the land within the PC64 area.

PC64 enables a planned, integrated extension of Matamata's existing urban area which is consistent with the Future Residential Policy Area and the Banks Road to Mangawhero Road Structure Plan. The proposal "live-zones" approximately 26.3 hectares as Residential Zone, updates the Structure Plan to reflect master planning and introduces a 400m² minimum net lot size with a Restricted Discretionary pathway for 325-399 m² lots (Comprehensive Residential Development). The proposed minimum lot size along Banks Road is 450m^2 to achieve an appropriate interface with rural land south of Banks Road. The anticipated yield for the Plan Change site is approximately 430 dwellings. Effects on the environment are acceptable and can be appropriately managed through established consenting frameworks. Engagement with Ngāti Hauā, Ngāti Hinerangi and Raukawa has informed the proposal and the draft CVA recommendations can be implemented at subdivision and design stages.

The Section 32 Evaluation finds rezoning is the most appropriate method to achieve a well-functioning, integrated outcome that gives effect to higher-order direction (including the NPS-UD and WRPS) and aligns with the sub-region's Future Proof Strategy (updated in 2024). The proposed PC64 rezoning is a signalled and logical extension to the existing Residential Zone.

2. The Applicant and Property Details

Applicant	KA Matamata Limited Partnership
Site Address	61-117 Banks Road, Matamata
Address for Service	KA Matamata Limited Partnership C/- Monocle Consulting Ltd Panama Square, 14 Garden Place Hamilton 3204 Attention: Ben Inger
Legal Description	Lot 1-2 DP 595077 (1147798), Part Lot 17 DP 13321 (SA21C/1270), Lot 1 DP 376725 (308373), Lot 15 DP 13321 (SA621/124), Lot 14 DP 13321 (SA1714/47), Lot 1 DPS 6116 (SA1714/46), Lot 13 DP 13321 (SA332/4) and Lot 12 DP 13321 (SA611/200)
Site Area	26.2666 hectares
District Plan	Operative Matamata-Piako District Plan (**MPDP**)
District Plan Zoning	Rural Zone
District Plan Overlays	Future Residential Policy Area overlay, Banks Road to Mangawhero Road Structure Plan
Road Classifications	Banks Road is a Local Road, Tokotoko Parade is a Collector Road
Hazards	The site is not subject to any mapped hazards under the MPDP
Designations	The site is not subject to any designations under the MPDP
Locality Plan	

3. Background

3.1. Kaha Ake – A Partnership Between Classic Group and the NZ Super Fund

Classic Group and the NZ Super Fund have partnered to form Kaha Ake — a collaboration designed to leverage the partner's combined scale and capital to boost housing supply across New Zealand. Through this partnership, a range of development sites are being progressed nationwide.

In Matamata, Kaha Ake acquired approximately 21.73 hectares of land in 2022 from Calcutta Farms Limited through the KA Matamata Limited Partnership. Calcutta Farms has completed Stage 1 of the Maea Fields development on neighbouring land and resource consents have been granted to KA Matamata for Stages 2 and 3. The partnership has completed the Stage 2A subdivision and civil works are currently occurring for Stage 2B. This will leave Stage 2C and Stage 3 as the remaining development stages which are intended to be completed in 2026/2027.

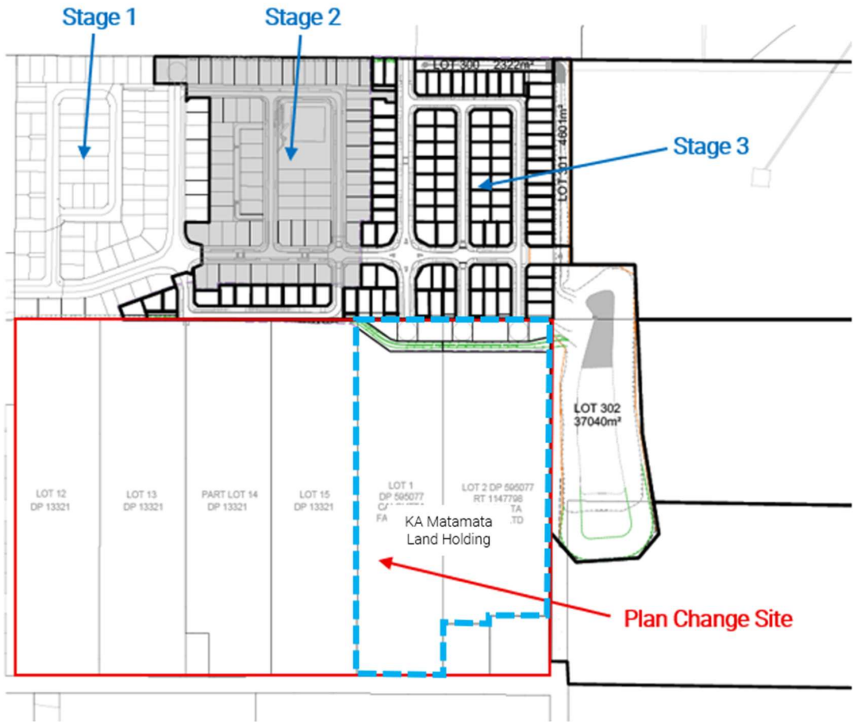


Figure 1: Consented Maea Fields development and Plan Change site

The resource consents which have been granted by MPDC and by WRC for Stages 1 to 3 of Maea Fields authorise a total of 265 residential lots, as well as roads, stormwater reserves and a dual-purpose stormwater/recreation reserve within Stage 2, which will include a playground. The residential lots range from 325m^2 to 687m^2 in area. Land use consents have been granted for 38 lots which are under 450m^2 in area under the Residential Infill provisions of the MPDP (Rules 4.13.3 and 6.1.2(a)).

The remaining 8.64 hectares of KA Matamata's land forms part of the land that is subject to this Plan Change request. That land is earmarked for a future Maea Fields Stage 4 development which it hopes to commence in mid-2027. This land is currently zoned Rural and is within the Future Residential Policy Area (FRPA) so changes to the MPDP are required to enable the development to proceed.

3.2. Banks Road to Mangawhero Road Structure Plan

The Banks Road to Mangawhero Road Structure Plan (made operative via PC47 in April 2020) identifies a staged urbanisation framework comprising live-zoned Residential land and a FRPA. PC64 concerns the southern FRPA between Banks Road and Maea Fields and gives effect to the Structure Plan intent by "live-zoning" this area prior to residential subdivision and development occurring.

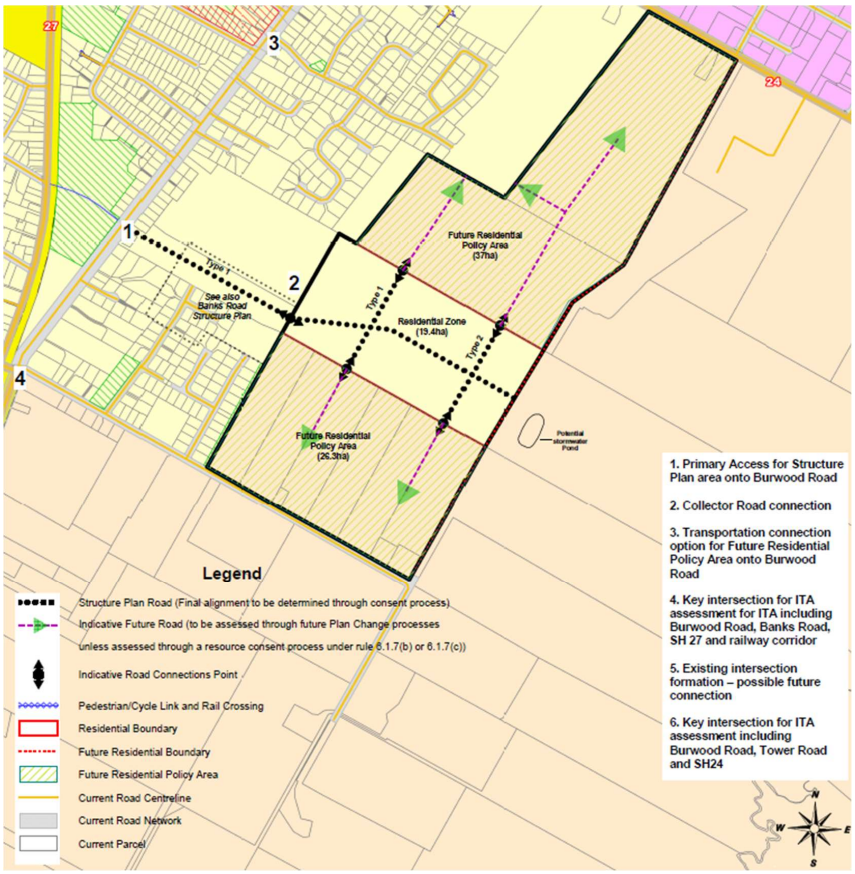


Figure 2: Existing Banks Road to Mangawhero Road Structure Plan

The Structure Plan states in its description and purpose statement:

> *The purpose of the Structure Plan is to provide for progressive residential development of the Structure Plan area in a way that manages the transport effects of residential development and potential conflicts with existing activities.*

With reference to the FRPA overlay, the Structure Plan sets out that:

This land may be appropriate for future residential development, when demand requires, and subject to further analysis and plan change processes.

The Structure Plan also includes a number of features to reinforce this intent (shown on the Structure Plan map – see Figure 2) including:

(a) A 'Residential Boundary' (the existing Residential Zone);

(b) A 'Future Residential Boundary' (including the FRPA);

(c) 'Structure Plan Roads' within the Residential zoned land and 'Indicative Future Roads' within the FRPA; and

(d) 'Indicative Road Connections Points'. These are the points where the 'Structure Plan Roads' intersect with the 'Indicative Future Roads'.

3.3. Updates to Future Proof

The Future Proof Strategy is a 30-year growth management and implementation plan for the Hamilton, Waipā, Waikato and Matamata-Piako sub-region. Following changes to the Future Proof Strategy in 2024, Maps 1 and 6 in the Strategy (see Appendix 12) now include the entire FRPA within the Urban Enablement Area for Matamata and show it as a 'Medium term development' area. Table 1 in Future Proof, which is under the heading 'Staging of growth', also identifies the FRPA in Matamata as a 'medium-term growth area' (meaning in the period 2020-2030).

4. Plan Change Objectives

The objectives of PC64 are to:

1. Enable the Applicant to continue subdivision and development of Maea Fields beyond the current stages;
2. Provide for residential growth within the Banks Road to Mangawhero Road Structure Plan area in a manner that supports a well-functioning urban environment and meets the community's housing needs;
3. Ensure development within the Structure Plan area is integrated with infrastructure and delivers high-quality urban design outcomes, including amenity and connectivity; and
4. Support the efficient use of land and resources by enabling development that aligns with strategic growth planning and contributes to sustainable management of natural and physical resources.

5. Site and Surrounding Area

5.1. Site Location

The Plan Change site is located near the eastern edge of Matamata (refer to Figure 3). It is contiguous with Residential zoned land to the north of the site (the Maea Fields development) and to the west of the site around O'Sullivan Drive and other surrounding roads. Land to the east and south (on the opposite side of Banks Road) of the site is zoned Rural.

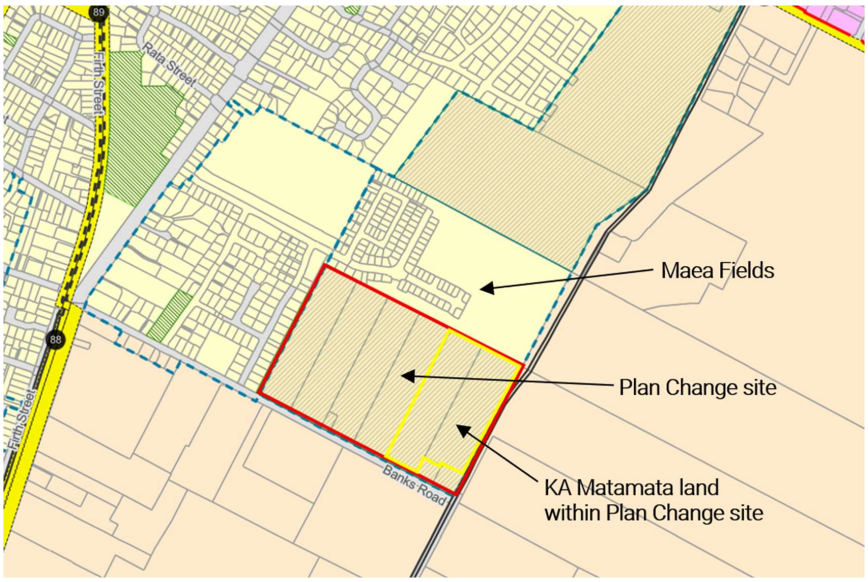


Figure 3: Plan Change site (base map from Matamata-Piako District Plan)

Although the proposed rezoning relates to the area shown in Figure 3 (which is described as the Plan Change site in this report) some of the proposed changes to the MPDP also affect the wider Banks Road to Mangawhero Road Structure Plan area.

5.2. Site Characteristics

The Plan Change site consists of land held in eight Records of Title, currently with eight separate landowners (refer to the plan in Appendix 11). Each of the titles contain a dwelling. The site is predominantly in pasture and used for grazing although part of the easternmost property (Lot 2 DP 595077) is occasionally planted in maize and the westernmost property (Lot 123 DP 13321) contains training and stabling facilities for thoroughbred horses. Trees are interspersed throughout the site, typically along boundaries, driveways and fence lines.

The Plan Change site is generally flat (RL 64m to RL 65m) and consists of Land Use Capability Class (LUC) 2 land under the New Zealand Land Resource Inventory maps. The existing site contours are shown in Figure 4. The geology of the site consists of Hinuera Formation soils which are expected to be underlain by ignimbrite (weak volcanic rock) at depth. Groundwater is typically between 11m to 13.5m below the existing ground surface, with a localised perched groundwater layer known to exist in one part of the site at 4.1m below the existing ground surface. The site does not contain any natural waterways.



Figure 4: Existing contours (1m)

Stormwater from residential lots and roads within the neighbouring Maea Fields, and from part of a catchment area upstream of Maea Fields, is managed via a combination of roadside rain gardens, private on-lot soakage, and a large dry pond located east of the Plan Change site which has an underground soakage system sized for events up to and including the 1% AEP 24-hour storm. The dry pond is on land that is currently owned by Calcutta Farms (to the east of the PC64 site) and is subject to an easement in gross in favour of MPDC for stormwater purposes. The pond will be vested in MPDC upon completion of the Maea Fields Stage 3 subdivision. Conveyance to the pond is via stormwater pipes within roads and via permanent and temporary swales. One of the temporary swales will be constructed as part of the Stage 3 development through the part of the Plan Change site that is owned by KA Matamata (Lots 1-2 DP 595077). This swale will be replaced by permanent conveyance networks when the Plan Change site is developed in the future.

The Plan Change site has approximately 630m of frontage to Banks Road. The part of Banks Road that the site fronts is constructed to a sealed 5.8m wide rural standard with no line marking, kerb and channel or footpaths. The posted speed limit is 80km/h along the frontage of the Plan Change site. At its western end, Banks Road is constructed to an urban standard with a 7.8m wide sealed carriageway, a footpath along the northern side of the road and a 50km/h posted speed limit.

Four local roads and two collector roads will be constructed to the northern boundary of the Plan Change site as part of Maea Fields Stages 2 and 3. These roads will have wastewater, water supply, electricity and telecommunications services. These services also already exist along parts of Banks Road and nearby on O'Sullivan Drive.

No archaeological features are identified on the site or in the immediate surrounds in either the New Zealand Archaeological Association records or the MPDP. The draft CVA in Appendix 9 explains that although there are no known sites of archaeological significance within the Plan Change site, much of the area within and around Matamata has cultural significance. It emphasises the strong connection between the flat lands in and around the project area and the surrounding landscapes, including the Kaimai Ranges, Mamaku Ranges, Te Aroha, Te Miro and Maungatautari.

5.3. Surrounding Area

Land to the west of the Plan Change site is an established residential area and land to the north is in a state of transition from rural to residential land use as the development of Maea Fields progresses.

Land to the east of the Plan Change site is zoned Rural under the MPDP. The land that is immediately east of the site contains the stormwater dry pond that has been constructed, and is progressively being extended, as part of the Maea Fields development. The land further east beyond the pond is part of a large dairy farm that is owned and operated by Calcutta Farms. The Mangawhero Stream is located approximately 1.2km east of the Plan Change site but there is no overflow connection to the stream from the pond.

Land to the south of the Plan Change site on the opposite side of Banks Road is also zoned Rural and consists of several small rural titles which are predominantly used as grazing land for horses. The northern part of the Matamata Racing Club track is located approximately 280m south of Banks Road. The Racing Club owns land which fronts onto Banks Road, although the main access to the Racing Club is from SH27.

While other properties along Banks Road are mostly in pastoral or residential land use, an exception is the Inghams hatchery facility which is located on an 8.371 hectare site south of the intersection of Banks Road and SH27. The hatchery buildings, which are well screened from the adjoining roads by dense hedging, are positioned near the road frontages and are approximately 400m west of the nearest part of the Plan Change site. Vehicle access to the hatchery is from Banks Road. The Inghams site is zoned Rural under the MPDP.

5.4. Zoned Residential Land in Matamata

Most of the existing 'live zoned' residential greenfield capacity that exists for future subdivision and development in Matamata is located within four areas:

- The Maea Fields development, which has previously been described. This adjoins the northern boundary of the Plan Change site;
- The Tower Road development which is located on the northern edge of the township;
- The Ancroft development which is located north of the Plan Change site on Kaimai Drive and adjacent to SH24; and
- The Peakedale and Pippins developments (Haig/Beatty) which are located on the southern edge of the township around Peakedale Drive and Hampton Terrace.

The estimated total remaining capacity of these areas is 745 dwellings/lots.[1]

Rural-Residential zoned land forms an existing/planned peri-urban edge along the western periphery of Matamata. Some of this Rural-Residential zoned land, as well as an adjoining area of Rural zoned land, was subject to a recent application by Matamata Development Ltd for residential development under the Fast-Track Approvals Act 2024 (FTAA). Since lodgement of this Plan Change Request, that development, known as Ashbourne, has been consented for 431 residential lots, a commercial development (neighbourhood centre) and two solar farms. Those consents were granted on 21 April 2026.

The location of these other developments is shown in **Figure 5**.

[1] Figure 16, 'Proposed Plan Change, Matamata, Evaluation of Economic Costs and Benefits, Urban Economics, 18 December 2025 (see Appendix 4 to this Plan Change request).

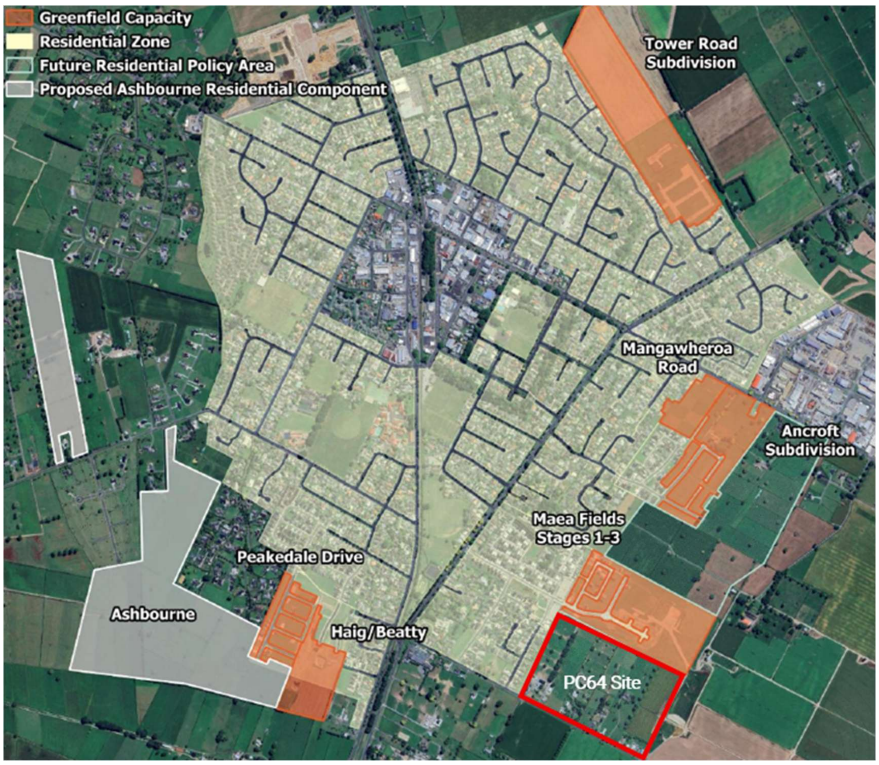


Figure 5: Residential Zoned greenfield locations and proposed Ashbourne development (Source: Urban Economics)

6. Proposal

6.1. Overview

The proposed methods to achieve the objectives for PC64 are broadly to:

1. "Live-zone" the approximately 26.3 hectare southern part of the FRPA along Banks Road as Residential Zone to enable the Applicant, and potentially other landowners, to continue residential development within the Banks Road to Mangawhero Road Structure Plan area;
2. Update the Banks Road to Mangawhero Road Structure Plan to reflect the proposed Residential zoning of the southern part of the FRPA and to address key outcomes of the master planning which has been undertaken for this area; and
3. Change specific rules for the Plan Change site, including to enable residential development to occur at a density that achieves the applicable minimum density targets in the Future Proof Strategy and at a density which is consistent with the recent development of Maea Fields.

The Plan Change request has been informed by master planning for the Plan Change site. The master planning document and the Urban Design Assessment in Appendix 3 identify the key constraints, opportunities and

intended outcomes for development of the Plan Change site. The master plan is not proposed to form part of the MPDP and is provided for information only. Key elements of the master plan are, however, proposed to be included on an amended Banks Road to Mangawhero Road Structure Plan map (see **Figure 6** below).

The master plan, and the supporting technical assessments which are included as appendices to this application, demonstrate that the Plan Change site is well-suited for residential development. This includes a mix of lot sizes between 325m^2 to 450m^2 and above, which is generally consistent with the density of consented development within the adjacent Maea Fields. The Urban Design Assessment (UDA) in **Appendix 3** discusses how the central part of the site near the indicative neighbourhood park and along the two extended 20m wide collector roads provide good opportunities for smaller lots (less than 400m^2). Lots are anticipated to be minimum 450m^2 adjacent to Banks Road to achieve an appropriate transition to the Rural Zone. As well as the collector roads, which will extend between Tokotoko Parade and Banks Road, the master plan shows an indicative network of local roads laid out in a grid pattern to create a legible and efficient urban form. Should there be a need for road connections to the east of the Plan Change site in the future, these could be accommodated via extensions of Tokotoko Parade and Banks Road.

The indicative neighbourhood park is shown in a central location within the Plan Change site with frontage to the westernmost collector road, which would make the park highly accessible and within a 5-minute walking distance of most of the Plan Change site and other parts of the surrounding area. Indicative pedestrian and cycle connections are shown from the Plan Change site to the west (to O'Sullivan Drive via an existing recreation reserve), to the south (to Banks Road) and to the east (to the drainage reserve where the stormwater pond is located).

The expected residential yield for the entire Plan Change site is approximately 430 dwellings. This equates to a net density of 22.6 dwellings per hectare (excluding roads and open spaces that are indicatively shown on the master plan).

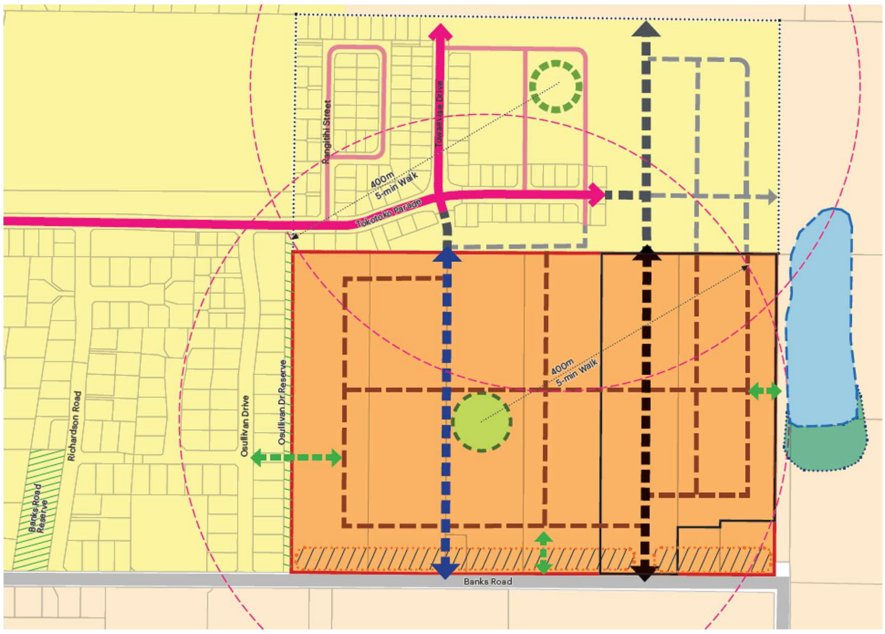


Figure 6: Indicative Master Plan (Source: Reset Urban Design)

A key feature of PC64 is the integration that will be achieved between the consented Maea Fields development and the Plan Change site. Infrastructure services can readily be extended to service development within the Plan

Change site and stormwater can be effectively managed via a combination of on-lot soakage, rain gardens and the dry pond to the east. As discussed further below, the wider transportation network has capacity to safely and efficiently accommodate the additional vehicular, cyclist and pedestrian traffic that will be generated by the development. This includes Banks Road which will be upgraded to an urban standard to match the existing standard west of the Plan Change site, including kerb and channel and footpath on the northern side.

6.2. Proposed Changes to the Operative Matamata-Piako District Plan

The proposed amendments to the MPDP are summarised in **Table 1** below and are set out in full in **Appendix 1**. The changes have been guided by the master planning outcomes and have been the subject of a Section 32 Evaluation which is included in Section 11 and **Appendix 2** of this Plan Change request.

Table 1: Summary of Proposed Changes to MPDP

MPDP Provision	Summary of Proposed Changes
Part B – Section 3: Development Controls	Amend Rule 3.1.2 so that the minimum density standard for the Plan Change site (which is proposed to be identified as Area A on the amended Banks Road to Mangawhero Road Structure Plan) is one dwelling per 400m^2 of net site area and one dwelling per 450m^2 of net site area along Banks Road. The Residential Zone minimum density standard elsewhere in the Structure Plan area and elsewhere in the district is typically one dwelling per 450m^2 of net site area.
Part B – Section 4: Activity Related Performance Standards	Insert a new Rule 4.13A to introduce new provisions for Comprehensive Residential Development within the Plan Change site (Area A on the amended Mangawhero Road Structure Plan). The standards (which are very similar to the standards for Residential Infill Development in Rule 4.13) will apply to development and subdivision where the net site/lot area is between 325m^2 and 399m^2. Resource consent will be required as a Restricted Discretionary Activity where the standards are met. Matters of discretion include general performance standards in Section 6.2, urban design, residential character and amenity and traffic. Consent is required as a Discretionary Activity where standards are not met and for Comprehensive Residential Development dwellings/lots fronting Banks Road. Consent is required as a Non-Complying Activity where subdivision does not give effect to an approved land use consent. The proposed notification rule 4.13A.5 matches the notification rule for subdivision in the Banks Road to Mangawhero Road Structure Plan area (Rule 6.5.4(iv)).
Part B – Section 6: Subdivision	• Insert a new Rule 6.1.2(aa) Activity Table which refers to Rule 4.13A as being applicable to Comprehensive Residential Development within Area A of the Banks Road to Mangawhero Road Structure Plan area. • Amend Rule 6.1.2(b) Activity Table so that the rule does not apply to subdivision in Area A of the Banks Road to Mangawhero Road Structure Plan and to state that Rules 6.1.2(i) and 6.3.17 apply instead. Under these rules, subdivision in Area A of the Banks Road to Mangawhero Road Structure Plan area will be a Restricted Discretionary Activity where relevant standards are met. • Delete Rules 6.1.7(b) and (c) Activity Table, which are no longer relevant due to the connections to Banks Road being within the Residential Zone rather than the Rural Zone. • Insert a new Rule 6.3.17 to make the minimum net lot size 400m^2 for subdivision within Area A of the Banks Road to Mangawhero Road Structure Plan area and 450m^2 for lots fronting Banks Road with non-compliance defaulting to non-complying activity status. The 400m^2 minimum net lot size in (a) does not apply to Comprehensive Residential Development under Rule 4.13A but the 450m^2 minimum net lot size along Banks Road in (b) does apply.

Part B – Section 15: Definitions	Amend the definition for Comprehensive Residential Development, as follows: *"Comprehensive Residential Development" is a comprehensively-planned residential development located within an identified overlay area or within Area A of the Banks Road to Mangawhero Road Structure Plan area that provides for higher density forms of housing through a land use resource consent process. It includes retirement villages.*
Part B – Appendix 9: Schedule of Works	Amend Appendix 9.4 to: • Update the areas of land (in hectares) that are within the Residential Zone and Future Residential Policy Area; • Update the collector road standards so that both collector roads within the Plan Change site are required to be Type 2 and 20m wide (rather than 20m and 22m); • Add local road standards (17-18m wide); • Add standards and timing requirements for the Banks Road urban upgrades (when the first collector road is connected to it or when any residential subdivision/development with frontage to Banks Road occurs); • Add a standard to require "keep clear" marking on Burwood Road at the Burwood Road/SH27 intersection prior to any subdivision/development within the Plan Change site (Area A); • Update the transport connections (9.4.1), wastewater reticulation (9.4.3) and water reticulation (9.4.4) requirements; • Require that an application for Comprehensive Residential Development must include an ITA (9.4.1). This is in addition to the existing requirement that subdivision consent applications must include an ITA; • Add a standard requiring provision of a walking and cycling crossing of Burwood Road prior to any subdivision/development within the Plan Change site (Area A) (9.4.2); • Add a new 9.4.5A related to the provision of a future neighbourhood park for stormwater and recreation/amenity and add public open space to the developer agreement text in 9.4.6; • Add a requirement that a developer agreement must be entered into with Council and Waikato Waters prior to the granting of any resource consent application lodged for subdivision and/or development within Area A prior to 1 July 2027. This is to ensure that funding and cost share of infrastructure is fairly apportioned ahead of the review of the Council's development contributions policy; • Amend the rural reverse sensitivity measures (9.4.7) so that they don't apply where a site adjoins a reserve or road and to make the requirements clearer; and • Remove reference from an advice note to Rule 6.1.7(c), as that rule is proposed to be deleted (see above).
Part C – Maps and Plans	• Amend Planning Maps 34 and 35 to remove the Rural zoning from the Plan Change site and replace it with a Residential zoning and to remove the Future Residential Policy Area overlay over the Plan Change site; • Amend the Banks Road to Mangawhero Road Structure Plan in Part C – Structure Plans in accordance with the changes shown in Appendix 1 to this Plan Change Request (also see Figure 7 below).

No changes are proposed to the MPDP rules in the Activity Table in Section 2 which apply to dwellings in the Residential Zone. Dwellings on lots in the Residential Zone are generally permitted without resource consent under Rule 2.2.3.1 which permits one or two dwellings per urban site in the Residential Zone, subject to the density standards in Rule 3.1.2 (which are proposed to be amended – see above). The National Environmental Standards for Detached Minor Residential Units also permit detached minor residential dwellings in the

Residential Zone where relevant standards in Regulations 6 and 7 are met, including a maximum floor area of 70m^2.

Rule 2.2.3.8 requires resource consent to be obtained as a Restricted Discretionary Activity for new dwellings in the Residential Zone that are within 500m of an existing intensive farm as at 1 September 2003 and within 250m of an existing litter poultry farm as at 1 September 2003. The rule requires measurement of the separation of these activities to be from the perimeter of existing sheds/facilities exclusive of spray irrigation areas. There are no intensive farms within proximity of the site and the Plan Change site is located further than 250m from the Inghams hatchery facility buildings so new dwellings within the Plan Change site will not therefore require resource consent under Rule 2.2.3.8.

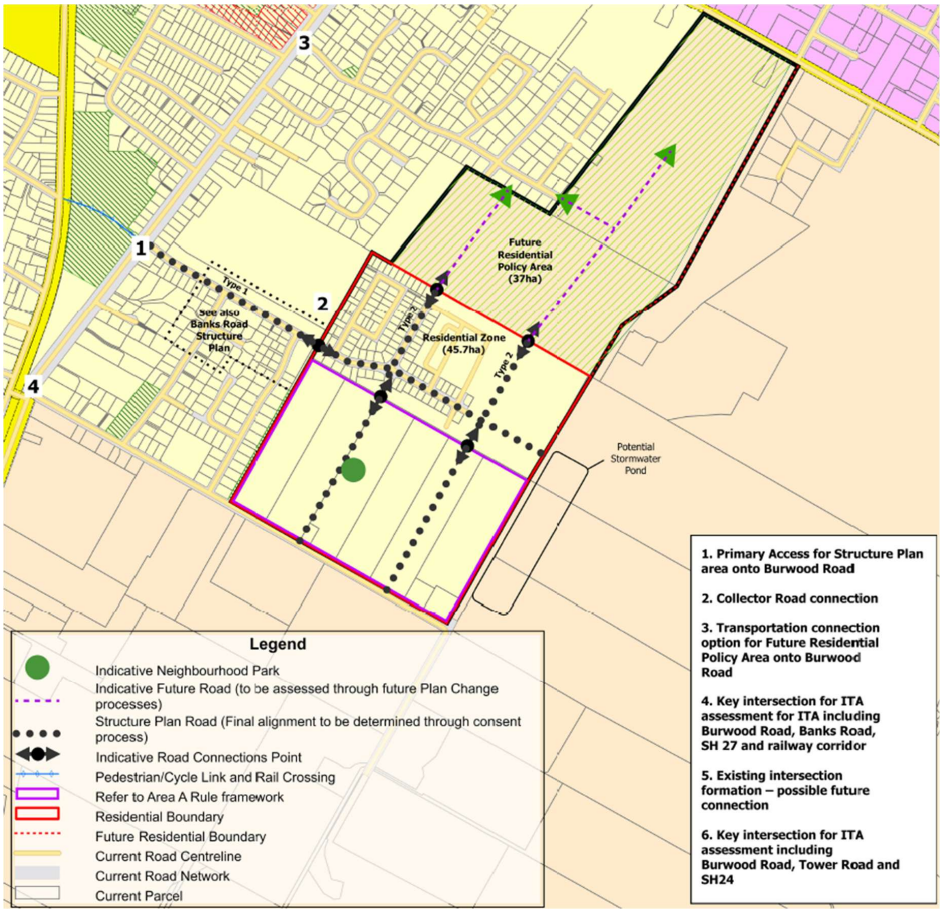


Figure 7: Amended Banks Road to Mangawhero Road Structure Plan

6.3. Other Consents and Authorisations

If the rezoning and other changes sought by this Plan Change request are approved, then additional resource consents would be likely to be required from MPDC and from WRC for the subdivision and development of the site. The resource consents that are likely to be required from MPDC relate to subdivision, earthworks and Comprehensive Residential Development on lots <400m^2. The resource consents that are likely to be required from WRC relate to earthworks and stormwater diversion and discharge.

7. Consultation

7.1. Matamata-Piako District Council

The Applicant has engaged constructively with MPDC regarding the Plan Change request for approximately 22 months. The engagement has included several meetings with MPDC planning and engineering staff and consultants and provision of draft Plan Change documents (reports and draft provisions) to MPDC for review and feedback prior to formal lodgement.

7.2. Plan Change Site Landowners

The Applicant has met with three of the largest landowners within the Plan Change site (the owners of 61, 67 and 93 Banks Road) and has written to the other landowners (the owners of 79, 81, 107 and 117 Banks Road) to provide an overview of the Plan Change proposal and invite feedback. A record of the consultation with these landowners is provided in **Appendix 10**. The landowners that the Applicant has met with and spoken to were generally aware that the area was planned for future residential development and no concerns have been raised with the Applicant to date. Interest has been expressed by some owners in developing their land. All landowners will have the opportunity to review the Plan Change proposal and make submissions, should they wish to, when the Plan Change is notified.

7.3. Mana Whenua

The site is within the rohe of Ngāti Hauā Iwi Trust, Ngāti Hinerangi Trust and Raukawa Charitable Trust (collectively referred to as Ngā Iwi). The Applicant commissioned a Cultural Values Assessment (CVA) by Te Hira Consultants which has been prepared on behalf of Ngā Iwi in relation to the Plan Change proposal. CVAs have previously been prepared by Te Hira Consultants on behalf of Ngā Iwi for Stages 1, 2 and 3 of Maea Fields.

It is noted that the CVA is in draft form. The CVA has been endorsed by Ngāti Hauā Iwi Trust, Ngāti Hinerangi Trust and Raukawa Charitable Trust (see **Appendix 10**). A final version of the CVA will be provided to MPDC once it has been received.

The draft CVA, which is included in **Appendix 9**, concludes that Ngā Iwi are not opposed to the Plan Change, subject to the recommendations in the CVA. The recommendations, which broadly relate to landscape design, stormwater management, ongoing engagement with mana whenua, earthworks related protocols, the naming strategy for future subdivision, cultural artwork, maintaining views to maunga, cumulative impacts of development and affordable housing, are addressed under the heading 'Cultural Effects' in Section 10.1.8 of this AEE.

7.4. NZ Transport Agency Waka Kotahi

Consultation with NZTA has involved provision of the ITA to NZTA for their review and comment. NZTA's responses, which are included in **Appendix 10**, confirm that NZTA is not opposed to the proposed plan change.

7.5. KiwiRail and Inghams

Information about PC64, including a draft ITA, has been sent to KiwiRail and Inghams in accordance with Appendix 9.4 of the MPDP which anticipates this engagement as part of a future plan change to rezone the FRPA.

The expectation for consultation in Appendix 9.4 relates to traffic effects. The emails are contained in Appendix 10. To date, no response has been received from KiwiRail or Inghams.

7.6. Waikato Regional Council

An overview of the Plan Change request was originally sent to Waikato Regional Council (WRC) on 28 January 2026. WRC's initial response, which was received on 30 January 2026 and is included in Appendix 10, confirmed that WRC did not have any comments to make and that standard resource consents associated with this subdivision of this nature are likely to be required from WRC.

Following lodgement of the Plan Change Request, WRC made a request through MPDC for the Applicant to undertake further consultation with WRC. The Applicant sent information on the Plan Change Request to WRC on 13 March and 9 April 2026, and a letter containing WRC's feedback was received on 18 May 2026. These emails and the letter are also included in Appendix 10.

In response to WRC's feedback on ecological and seismic hazard matters, the Applicant commissioned Ecological Solutions to prepare an Ecological Assessment and CMW Geosciences to provide responses and additional information on seismic hazard risk. The Plan Change request was subsequently updated; the Ecological Assessment is included in Appendix 13 and seismic hazard responses and an updated GHRA are included in Appendix 7.

8. Statutory Framework

8.1. Resource Management Act 1991

8.1.1. First Schedule

Schedule 1 of the RMA relates to the preparation, change, and review of policy statements and plans. Part 2 of Schedule 1 includes clauses 21 to 29 which address requests for changes to plans.

Clause 21(1) sets out that any person may request a change to a district plan. The form of the request must be in accordance with clause 22 which states that a request made under clause 21 shall be made to the appropriate local authority in writing and shall explain the purpose of, and reasons for, the proposed change. The request must contain an evaluation report prepared in accordance with section 32 of the RMA and, where environmental effects are anticipated, the request must describe those effects in such detail as corresponds with the scale and significance of the actual and potential effects anticipated from implementation of the change.

Clause 29(1) states that Part 1 of Schedule 1, with all necessary modifications, shall apply to any plan change requested under Part 2 and accepted under clause 25(2)(b). That requirement applies with limited exceptions which are set out in (1A) to (9) of clause 29. Part 1 sets out the process by which changes to district plans are to be made.

8.1.2. Part 2 – Purpose and Principles

Section 74 of the RMA requires a territorial authority to change its district plan in accordance with the provisions of Part 2. Similarly, section 32(1)(a) of the RMA requires an evaluation report to examine the extent to which the objectives of the proposal being evaluated are the most appropriate way to achieve the purpose of the RMA. The purpose and principles are set out in Part 2, sections 5-8 of the RMA. This is addressed in the Section 32

Evaluation in Section 11 and Appendix 2 which concludes that PC64 is the most appropriate way to achieve the purpose of the Act.

The assessment of the Plan Change request in terms of Part 2 is, however, subject to the findings of the Supreme Court's decision in *Environmental Defence Society Inc v The New Zealand King Salmon Co Ltd* [2014] NZSC 38 ('King Salmon'). That decision confirmed that there is no need for recourse up the hierarchy of provisions to Part 2 except where higher order planning documents are invalid, have incomplete coverage or have uncertain meaning. The Plan Change proposal is assessed against the relevant planning documents in Section 9 of this report. None of the higher order planning documents are invalid, have incomplete coverage or have uncertain meaning.

8.1.3. Section 31 – Functions of Territorial Authorities

Pursuant to section 74(1) of the RMA, territorial authorities are required to prepare and change their district plans in accordance with the functions of territorial authorities which are set out in section 31 of the RMA. The functions include ensuring that there is sufficient development capacity in respect of housing land to meet the expected demands of the district, amongst other things. This Plan Change request, including the accompanying reports set out in the Appendices, provides information to assist with consideration of the matters in section 31.

8.1.4. Section 32 – Requirements for Preparing and Publishing Evaluation Reports

Section 32(1)(a) of the RMA requires an evaluation to examine the extent to which the objectives of the proposal are the most appropriate way to achieve the purpose of the RMA. Objectives are defined within section 32(6) to mean:

"(a) For a proposal that contains or states objectives, those objectives; and
(b) For all other proposals, the purpose of the proposal."

The objectives of this Plan Change are stated in Section 4.

In addition, section 32(1)(b) requires an examination of whether the provisions in the proposal are the most appropriate way to achieve the objectives by:

"(i) Identifying other reasonably practicable options for achieving the objectives; and
(ii) Assessing the efficiency and effectiveness of the provisions in achieving the objectives; and
(iii) Summarising the reasons for deciding on the provisions."

The efficiency and effectiveness assessment under section 32(1)(b)(ii) must address the matters contained in section 32(2), including requirements to identify and assess the benefits and costs of the anticipated environmental, economic, social, cultural effects. This includes opportunities for economic growth and employment.

The proposal is an amending proposal in accordance with section 32(3) because it involves amending the MPDP. This means that the evaluation of the provisions under section 32(1)(b) is limited to:

"(a) the provisions and objectives of the amending proposal; and
(b) the objectives of the existing proposal to the extent that those objectives –
(i) are relevant to the objectives of the amending proposal; and
(ii) would remain if the amending proposal were to take effect."

A Section 32 Evaluation is included in Section 11 and Appendix 2.

8.1.5. Sections 73, 74 and 75

Section 73(1A) sets out that a district plan may be changed in the manner set out in Schedule 1 and section 73(2) sets out that any person may request a territorial authority to change a district plan.

Section 74 sets out matters to be considered by a territorial authority in preparing and changing its district plan. Section 74(1) requires that changes to district plans must be in accordance with a territorial authority's functions under section 31, the provisions of Part 2, any direction given by the Minister for the Environment, its obligations to prepare and have particular regard to an evaluation report in accordance with section 32, a national policy statement, national planning standard and any regulations. In accordance with section 74(2)(b)(i) regard must be had to any management plans and strategies prepared under other Acts when preparing or changing a district plan. Section 74(2A) requires any relevant planning document recognised by an iwi authority and lodged with a territorial authority to be taken into account. Section 75 relates to the contents of district plans. Amongst other things, it requires that district plans must give effect to any national policy statement, a national planning standard and any regional policy statement in accordance with section 75(3).

An assessment of the Plan Change proposal in relation to the relevant plans and strategies is provided in Section 9.

9. Assessment of Statutory Documents

9.1. National Planning Standards

Section 74(1)(ea) of the RMA requires that a territorial authority must prepare and change its district plan in accordance with a national planning standard. However, the MPDP (including the Residential Zone chapter) has not yet been updated to National Planning Standards format and the Council plan change that was intended to do this (draft Plan Change 61/ PC61) has been abandoned due to the recent 'plan-stop' (put in place by the Resource Management (Consenting and Other System Changes) Amendment Act 2025). A standalone zone chapter has not been prepared for PC64 as the Plan Change request largely seeks to adopt the existing Residential Zone and Structure Plan provisions.

9.2. National Policy Statements

Section 74(1)(ea) of the RMA also requires that a territorial authority must prepare and change its district plan in accordance with a national policy statement. District plans must also give effect to national policy statements in accordance with section 75(3)(a). The relevant National Policy Statements for this Plan Change request are the NPS-UD, the NPS-FM and the NPS-NH. The NPS-HPL is also addressed for completeness, but it doesn't apply to the Plan Change site because the land is not highly productive land as defined in the NPS.

9.2.1. National Policy Statement on Urban Development

The NPS-UD applies to all local authorities that have all or part of an urban environment within their district or region (i.e. Tier 1, 2 and 3 Local Authorities) and to planning decisions made by any local authority that affect an urban environment. A 'Tier 3 local authority' under the NPS-UD means a local authority that has all or part of an 'urban environment' within its region or district (but is not a local authority which is listed in the Appendix of the NPS-UD as a Tier 1 or 2 local authority). An 'urban environment' under the NPS-UD means any area of land that is,

or is intended to be, predominantly urban in character and is, or is intended to be, part of a housing and labour market of at least 10,000 people. MPDC has determined that Matamata is an 'urban environment' in accordance with the NPS-UD.[2] Therefore, MPDC is a Tier 3 local authority and the Council has obligations that it must meet under the NPS-UD.

As a Tier 3 local authority, MPDC is required to amend its district plan to give effect to the provisions of the NPS-UD as soon as practicable. The following summary relates to obligations for Tier 3 local authorities under the NPS-UD:

- Local authorities must give effect to the relevant objectives and policies in Part 2 of the NPS-UD. The objectives and policies address a range of matters, including (but not limited to) the following in relation to housing land:
    - That planning decisions contribute to well-functioning urban environments, including by enabling a variety of homes that meet the needs, in terms of type, price, and location, of different households, good accessibility between housing and jobs and competitive land and development markets (Objective 1 and Policy 1);
    - At least sufficient development capacity must be provided to meet expected demand for housing over the short, medium and long terms (Policy 2);
    - Decision-makers must have particular regard to the planned built form of RMA planning documents that have given effect to the NPS-UD, to the benefits of urban development that are consistent with well-functioning urban environments and to any relevant contribution that will be made to meeting the requirements of the NPS-UD to provide or realise development capacity (Policy 6);
    - Recognition that urban environments and amenity values change over time (Objective 4 and Policy 6);
    - Planning decisions must take into account the principles of the Treaty of Waitangi (Objective 5 and Policy 9);
    - Decisions on urban development must be integrated with infrastructure and planning decisions, strategic over the medium and long term, and responsive to plan changes that would add significantly to development capacity and contribute to well-functioning urban environments (Objective 6, Policy 8 and Policy 10);
    - Local authorities must have robust and up to date information about their urban environments and use it to inform planning decisions (Objective 7);
    - Urban environments support reductions in greenhouse gases and are resilient to the effects of climate change (Objective 8, Policy 1 and Policy 6).
- Clause 3.2 of the NPS-UD requires that every Tier 3 local authority must provide at least sufficient development capacity in its region or district to meet the expected demand for housing in the short, medium and long terms. In order to be sufficient to meet expected demand, the development capacity must be plan-enabled and infrastructure-ready. This means that:
    - For the short-term (within 3 years), land must be zoned in a district plan and there must be adequate existing infrastructure to support development of the land;
    - For the medium-term (3-10 years), land must be zoned in either a district plan or a proposed district plan and there must either be adequate existing infrastructure to support development of the land or funding for the infrastructure must be identified in a long-term plan;
    - For the long-term (10-30 years), either the land must be zoned in a district plan or proposed district plan and there must be adequate infrastructure or funding for infrastructure must be identified in a long-term plan, or the land must be identified for future urban use in any other relevant plan or strategy.

[2] Matamata-Piako District Council Housing Assessment 2022 and Future Proof Strategy 2024.

- Clause 3.2 also requires that Tier 1 and 2 local authorities must provide development capacity to meet the expected demand plus a 'competitiveness margin' of 20% for the short-term and medium-term and 15% for the long-term. Tier 3 local authorities are not obliged to provide for a 'competitiveness margin', although Clause 1.5 of the NPS-UD "strongly encourages" Tier 3 local authorities to do the things that Tier 1 and 2 local authorities are obliged to do under the NPS-UD.

- Clause 3.7 requires that if a local authority determines that there is insufficient development capacity over the short, medium or long terms then it must:

  - Notify the Minister for the Environment; and
  - If the insufficiency is wholly or partly as a result of RMA planning documents (such as a district plan) then it must change those documents as soon as practicable to increase development capacity; and
  - Consider other options for increasing development capacity and otherwise enabling development.

- Clause 3.8 requires that a responsive approach must be taken to unanticipated or out-of-sequence developments where they would provide significant development capacity.

- Clause 3.9 requires every Tier 3 local authority to monitor, on a quarterly basis, a range of matters for each urban environment in their region or district and the results must be published at least annually. These matters include demand for dwellings, supply of dwellings, prices of and rents for dwellings, housing affordability and the proportion of housing development capacity that has been realised.

- Tier 3 local authorities, such as MPDC, are not obliged to prepare a Future Development Strategy (FDS) under Clauses 3.12 to 3.18 or a Housing and Business Development Capacity Assessment (HBA) under Clauses 3.19 to 3.30. However, Clause 1.5 of the NPS-UD "strongly encourages" Tier 3 local authorities to do the things that Tier 1 and 2 local authorities are obliged to do under the NPS-UD. MPDC has prepared a HBA (Housing Assessment 2022 and Residential Capacity Assessment 2025) and has joined with the Future Proof partnership to prepare a FDS (Future Proof Strategy 2024).

The Housing Assessment 2022 concludes that there is future demand for 1,430 dwellings in the Matamata urban area between 2022 and 2055. This excludes competitiveness margins and demand for dwellings within the peri-urban area around Matamata. It assessed that there is plan-enabled capacity for 1,040 dwellings (excluding land within the FRPA) and an additional 264 dwellings within infill areas. It identified that while Matamata has sufficient capacity for the short-term and medium-term (2022-2032) additional capacity is required to meet long-term demand. Key conclusions were that *"...Matamata does have a Future Residential Policy Area which could provide for the longer term which will require rezoning"*[3] and that *"this assessment identifies the need to provide for more residential zoning in Matamata ... for the longer term (10-30 years)"*[4].

The Residential Capacity Assessment 2025 is a recent update to the Housing Assessment 2022 which is based on a different approach to the assessment of theoretical and feasible capacity. It identifies that the greenfield capacity of plan-enabled and realisable land within Matamata is 783 dwellings (i.e. 257 dwellings less than the 2022 assessment) with realisable capacity for an additional 220 dwellings within infill areas and vacant large sites. Rural-residential land capacity is separately accounted for with realisable capacity for an additional 118 dwellings. Sufficiency has been assessed based on an assumption that land within the FRPA will be available for development. With the FRPA land factored in, the assessment concludes that there will be sufficient long-term capacity in Matamata in a high demand scenario with a small surplus of 179 dwellings[5] (excluding

[3] Pg 15, Matamata-Piako District Council Housing Assessment 2022
[4] Pg 15, Matamata-Piako District Council Housing Assessment 2022
[5] Table 11, pg 24, Matamata-Piako Residential Capacity Assessment 2025

competitiveness margins). This confirms that there is a need for land within the FRPA to be rezoned to meet long-term demand in Matamata.

The Future Proof Strategy explains that additional housing capacity within Matamata is provided through both greenfield and infill development, but notes that additional residential zoning capacity is required for the long-term which *"…can be addressed through the Future Residential Policy Area but will require rezoning through a plan change"*.[6] Table 6 in the Strategy indicates that the shortfall in housing capacity may in fact be a medium-term and long-term issue as it refers to a shortfall of 122 dwellings in the medium-term period within the Matamata urban area. Maps 1 and 6 in the Strategy include the entire FRPA within the Urban Enablement Area for Matamata and show it as a 'Medium term development' area (see **Figure 8** below and **Appendix 12**). Table 1 in Future Proof, which is under the heading 'Staging of growth', also identifies the FRPA in Matamata as a 'medium-term growth area' (meaning in the period 2020-2030).

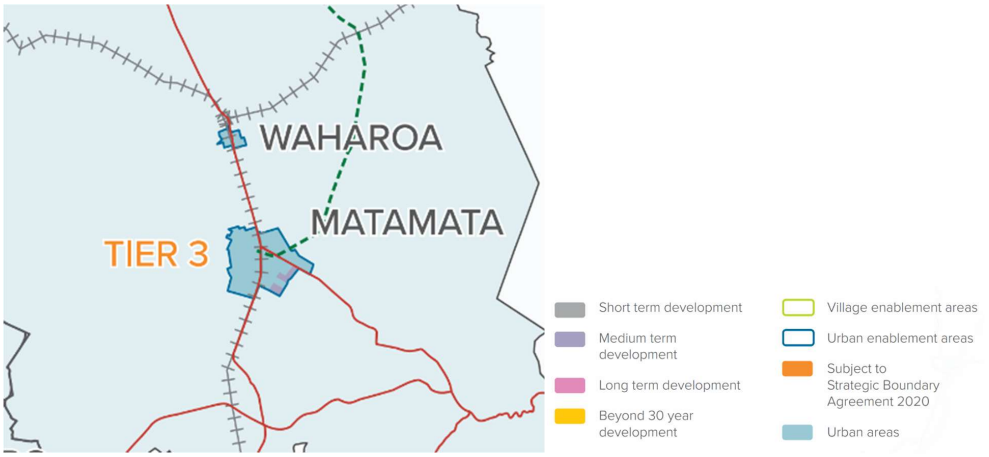


Figure 8: Extract from Map 6 of the Future Proof Strategy (2024)

PC64 gives effect to the NPS-UD by increasing housing capacity to assist in meeting the identified demand and to assist with housing affordability. The proposed rezoning is consistent with the planned settlement pattern and development timeframes in the Future Proof Strategy (which is a FDS). It is not an 'out-of-sequence' or 'unanticipated' development. PC64 will contribute towards achieving a well-functioning urban environment. The Economic Assessment in **Appendix 4** concludes that the additional supply is needed to meet the requirement for at least 10 years of live-zoned supply of housing land. The Plan Change will implement the FDS.

The rezoning could have some localised effects on amenity values but they will be minor and consistent with the recognition in the NPS-UD that amenity values change over time as urbanisation occurs.

The Plan Change takes into account the principles of the Treaty of Waitangi through the consultation which has occurred with mana whenua and through consideration of the proposal in terms of the CVA and the relevant iwi management plans.

Increasing the supply of housing land in Matamata will support reductions in greenhouse gases by enabling development to occur in a planned location which is close to other housing, employment areas and amenities.

[6] Pg 98, Future Proof Strategy 2024

In conclusion, PC64 will give effect to the NPS-UD and will assist in meeting MPDC's obligations to provide sufficient development capacity to meet expected demand for housing.

9.2.2. National Policy Statement for Freshwater Management

The site contains no natural waterways. Consistent with Te Mana o te Wai, stormwater will be managed through low-impact measures (on-lot soakage, rain gardens, potential enlargement of the existing dry pond with underground soakage) and connections to reticulated water/wastewater. Detailed design and any required regional consents will ensure freshwater outcomes are maintained. PC64 therefore gives effect to the NPS-FM.

9.2.3. National Policy Statement for Natural Hazards

The NPS-NH applies to a range of natural hazards, including flooding, landslips, coastal erosion, coastal inundation, active faults, liquefaction and tsunami (clause 1.3). The NPS-NH requires risk to be assessed using the risk matrix in Appendix 1 and in consideration of existing and proposed mitigation measures and the residual risk that arises when design thresholds of any proposed mitigation measures are exceeded (clause 3.2). The potential impacts of climate change to at least 100 years into the future must also be considered (policy 6).

The GHRA in **Appendix 7** contains an assessment of natural hazard risk in terms of earthquakes, volcanic activity, geothermal activity, erosion, landslip, subsidence, sedimentation, coastal erosion and costal inundation, tsunami and flooding. All risks are assessed as low with geotechnical controls implemented. Risk from flooding is also addressed in the ESA in **Appendix 5** which assesses the risk as low with proposed design controls in place.

A "significant natural hazard risk" is defined in the NPS-NH as including any risk that is assessed as medium, high and very high using the risk matrix. A low risk is not a "significant natural hazard risk".

The Plan Change proposal is consistent with the NPS-NH as the level of natural hazard risk is low and non-significant. PC64 therefore gives effect to the NPS-NH.

9.2.4. National Policy Statement for Highly Productive Land

The NPS-HPL sets out the objective and policies for the management of highly productive land and came into effect on 17 October 2022.

Clause 3.5(7) of the NPS-HPL explains what land is required to be treated as "highly productive land" before maps are included in an operative regional policy statement. It states:

> *"(7) Until a regional policy statement containing maps of highly productive land in the region is operative, each relevant territorial authority and consent authority must apply this National Policy Statement as if references to highly productive land were references to land that, at the commencement date:*
> *(a) is*
> *(i) zoned general rural or rural production; and*
> *(ii) LUC 1, 2, or 3 land; but*
> *(b) is not:*
> *(i) identified for future urban development; or*
> *(ii) subject to a Council initiated, or an adopted, notified plan change to rezone it from general rural or rural production to urban or rural lifestyle."*
>
> (emphasis added)

On the commencement date for the NPS-HPL the Plan Change site was LUC 2 as mapped by the New Zealand Land Resource Inventory. The Waikato Regional Council has not notified its change to the regional policy

statement in relation to the mapping of highly productive land. Plan Change 2 to the WRPS is currently on hold and is subject to the 'plan-stop' provisions.

While the Plan Change site was zoned Rural at the commencement date under the MPDP, it was within the FRPA overlay in the Banks Road to Mangawhero Road Structure Plan area. Clause 1.3(4) of the NPS-HPL provides:

"A reference in this National Policy Statement to a zone is:

(a) a reference to a zone as described in Standard 8 (Zone Framework Standard) of the National Planning Standards; or
(b) for local authorities that have not yet implemented the Zone Framework Standard of the National Planning Standards, a reference to the nearest equivalent zone."

(emphasis added)

MPDC has not yet implemented the Zone Framework Standard of the National Planning Standards (this was the intention of the "stopped" PC61) and therefore it is necessary to determine the nearest equivalent zone of the Plan Change site to ascertain whether the land is caught by the transitional definition in clause 3.5(7). Case law[7] has established that this calls for an examination of what the main purpose of the relevant existing zone provisions are, and whether the main purpose of the area is for primary production.

Prior to lodging this Plan Change request, it was agreed with MPDC that the Banks Road to Mangawhero Road Structure Plan and FRPA provisions align with the description of the Future Urban Zone in the National Planning Standards. This is because the FRPA is land identified for future urban development, reflected in the description and purpose statement of the Structure Plan and reinforced by a number of other Structure Plan provisions that further reflect this intent.

Therefore the Plan Change site is not highly productive land under the NPS-HPL because it is not caught by the transitional definition in clause 3.5(7)(a) as the land is not the equivalent of general rural or rural production zoning. As such, the NPS-HPL does not apply to the Plan Change site.

9.3. Operative Waikato Regional Policy Statement

District plans are required to give effect to regional policy statements in accordance with section 75(3)(c) of the RMA.

The objectives and policies in the WRPS which are of greatest relevance to PC64 are:

- Objective IM-O1 – Integrated management;
- Objective IM-O7 – Relationship of tangata whenua with the environment;
- Objective IM-O9 – Amenity;
- Policy IM-P3 – Tangata whenua;
- Objective UFD-O1 – Built environment;
- Policy UFD-P1 – Planned and co-ordinated subdivision, use and development;
- Policy UFD-P2 – Co-ordinating growth and infrastructure;
- Policy UFD-P11 – Adopting Future Proof land use pattern;
- Policy UFD-P12 – Density targets for Future Proof area;
- Objective HAZ-O1 – Natural hazards;
- Policy HAZ-P1 – Natural hazard risk management approach;

[7] *Save the Maitai Incorporated v Nelson City Council* [2024] NZEnvC 155.

- Policy HAZ-P2 – Manage activities to reduce the risks from natural hazards; and
- Policy ECO-P1 – Maintain or enhance indigenous biodiversity.

Objectives IM-O1 and UFD-O1 and policies UFD-P1 and UFD-P2 seek to achieve development outcomes which are planned and coordinated in an integrated manner. Policy UFD-P1 sets out that sufficient information is required to allow assessment of potential long-term effects of subdivision, use and development and refers to development of the built environment occurring in a manner which has regard to the principles in APP11 – Development Principles. UFD-M8 lists the information that is required to support district plan zoning for new urban development. The information requirements are addressed in this Plan Change request. PC64 is consistent overall with the development principles in the WRPS because it will:

- Support an existing urban area (Matamata) rather than create a new one;
- Achieve clear delineation between the urban area and the rural area, particularly due to the proposed dry pond and associated reserve at the only direct interface with the Rural Zone. Land to the south is also zoned Rural but it is separated from the site by Banks Road;
- Not compromise existing or planned infrastructure;
- Connect well with existing and planned development infrastructure, with the site being immediately adjacent to the existing urban edge and within the Banks Road to Mangawhero Road Structure Plan area;
- Be serviced with reticulated water supply;
- Be on a site which does not contain identified mineral resources, natural hazard areas, energy and transmission corridors, or an identified likely renewable energy generation site. The site does contain high class soils (as defined in the WRPS) but the loss of these has been anticipated through strategic growth planning for some time;
- Promote compact urban form due to its location adjacent to existing Residential zoned land;
- Allow stormwater to be managed via a combination of methods which are consistent with a low impact urban design and development and sustainable design approach. Future design will take account of projected effects of climate change;
- Not result in incompatible adjacent land uses or reverse sensitivity effects; and
- Take into account tangata whenua relationships, values and aspirations through the consultation which has occurred and through consideration of the proposal against relevant iwi planning documents.

Rezoning the PC64 site would enable infrastructure for residential activities to be planned with better certainty in a manner that is consistent with Policy UFD-P2.

Policy UFD-P11 adopts the Future Proof land use pattern and directs that *"1. new urban development shall occur within the Urban and Village Enablement Areas indicated on Map 43 (5.2.10 Future Proof map (indicative only))"*. The policy also says that *"2. new residential (including rural-residential development shall be managed in accordance with the timing indicated on Map 43 (5.2.10 Future Proof map (indicative only)) or in accordance with the timing provided for within an operative Future Development Strategy for the Future Proof sub-region in accordance with the National Policy Statement on Urban Development 2020"*. The Plan Change site is shown within the Urban Enablement Area for Matamata and as a medium-term development area under the Future Proof Strategy. While Map 43 in the WRPS has not been updated to reflect the latest Future Proof Strategy, PC64 meets the intent of policy UFD-P11(1) and is consistent with policy UFD-P11(2).

Policy UFD-P12 applies to the Future Proof area and seeks to achieve compact urban environments that achieve a range of matters, including supporting the delivery of a range of housing outcomes and minimum net target densities. No density target is listed for Matamata because the WRPS has not been updated yet to reflect the latest Future Proof Strategy, although Table 9 in Part C2 of Future Proof identifies the net density target for Matamata as 20-25 dwellings per hectare (excluding roads and open space). For PC64, the density target in the Future Proof Strategy can be achieved by the lot sizes that will be enabled, including the minimum net lot size of 400m^2 and through the proposed Comprehensive Residential Development provisions which will allow lots between 325-399m^2 via a Restricted Discretionary Activity consenting pathway. This will also enable a range of

housing outcomes. The master plan demonstrates a potential yield of 430 dwellings across the Plan Change site which equates to a net density of 22.6 dwellings per hectare and is consistent with Table 9 of Future Proof.

Objective IM-O7 and policy IM-P3 require the use of natural and physical resources in accordance with tikanga maori, including matauranga maori, and that the role of tangata whenua as kaitiaki, to be recognised and provided for including by providing appropriate opportunities to contribute to resource management processes. This has occurred through the consultation with Ngāti Hauā Iwi Trust, Ngāti Hinerangi Trust and Raukawa Charitable Trust and through consideration of the recommendations of the CVA and the relevant iwi planning documents as part of this Plan Change request.

Objective IM-O9 seeks to maintain and enhance the qualities and characteristics of areas and features that contribute to amenity. There are no specific features of high amenity value within or surrounding the Plan Change site of the kind referred to in Policies NFL-P1, NATC-P1 and IM-P5.

Objective HAZ-O1 and policies HAZ-P1 and HAZ-P2 seek to manage natural hazard risk to ensure risks to acceptable or tolerable levels. The natural hazard assessments in the GHRA (Appendix 7) in the ESA (Appendix 5) confirm that all natural hazard risks are either low or can be managed to be low. A low risk is acceptable and tolerable therefore the plan change will be consistent with the natural hazard objective and policies.

ECO-P1 seeks to maintain or enhance indigenous biodiversity and clause (1) of the policy refers to *"working towards achieving no net loss of indigenous biodiversity at a regional scale"*. ECO-PR1 explains that *"No net loss of indigenous biodiversity is to be achieved at a regional scale and does not create a no adverse effects regime"*. The Ecological Assessment in Appendix 13 concludes that the PC64 site is dominated by managed exotic pasture, and cropped land with scattered mixed exotic and native trees. The ecological values identified within the site associated with vegetation, birds, lizards, bats and their associated habitats are assessed as being 'low'. There are no watercourses or freshwater values within the site. The proposed conversion of the land from peri-urban/rural lifestyle blocks to residential land use, as anticipated by the FRPA and Future Proof, will not affect the maintenance of indigenous biodiversity across the region.

PC64 will therefore give effect to the WRPS.

9.4. Iwi Planning Documents

Any relevant planning document which has been recognised by an iwi authority and lodged with a territorial authority is required to be taken into account in accordance with section 74(2A) of the RMA when preparing or changing a district plan. An assessment against the relevant iwi planning documents follows.

9.4.1. Waikato-Tainui Environmental Plan (Tai Tumu Tai Pari Tai Ao)

The consultation that has occurred with Ngā Iwi is in accordance with Chapter 6 of the WTEP, which sets out the required approach for consultation and engagement with Waikato-Tainui.

Objectives and policies in Chapter 25 seek to apply development principles that enhance the natural environment and plan development in a way that ensures the environmental, cultural, spiritual, and social outcomes are positive. One method which is identified is the use of structure plans or similar tools for significant land use or development initiatives to ensure that critical environmental and cultural considerations are taken into account. Another method is to require developments to demonstrate how development principles that enhance the environment have been considered and applied, including through Low Impact Development principles. The structure planning approach for PC64 and adoption of low impact stormwater solutions are consistent with these methods.

9.4.2. Ngāti Hauā Environmental Management Plan (Te Rautaki Tamata Ao Turoa o Hauā)

Policy 9B of the NHEMP is to *"Manage the potential effects of rural and urban land use and development within our rohe"*. A range of policy methods are listed, including method 9B.7 which refers to matters that the NHEMP seeks to be addressed as part of land use planning and urban development. Those matters include:

- Recognition and provision for Ngāti Hauā values;
- Consideration of landscaping that utilises locally sourced native plants;
- Adherence to Low Impact Design and Development principles;
- Encouraging water and energy use efficiency measures;
- Reduced reliance on motor vehicles; and
- Promoting Māori Design Principles, including celebrating traditional place names, capturing and expressing iwi/hapu narratives creatively and appropriately and acknowledging significant sites and cultural landmarks.

Many of these matters are addressed in the recommendations which are contained in the CVA. Section 10.1.9 of this Plan Change request addresses cultural effects, including how the recommendations of the CVA can be addressed in relation to PC64.

9.4.3. Raukawa Environmental Management Plan (Te Rautaki Taiao a Raukawa)

Appendix G of the REMP sets clear expectations for early and ongoing engagement with Raukawa, and for practical kaitiaki participation in planning, consenting and implementation. Preparation of a CVA on behalf of Ngā Iwi (including Raukawa) and the consultation undertaken to date are consistent with REMP engagement expectations.

Other key parts of the REMP include Section 2.1.1 in the Water – Wai chapter and Section 2.2.1 in the Land – Whenua chapter. The intended stormwater management methods for the Plan Change site are consistent with the REMP's direction to protect freshwater health and mauri. Connections to reticulated water and wastewater networks will also support avoidance of on-site discharges that could degrade receiving waters. In terms of the whenua (land) the Plan Change proposal is an appropriate use of the land, which is well-suited for residential use. The draft CVA recognises that the Plan Change site is a location where growth has been planned, whilst also identifying the need for the cumulative effects of ongoing development in Matamata to be considered via a strategic, long-term approach.

9.5. Operative Matamata-Piako District Plan Strategic Framework

This section considers key strategic growth objectives and policies within Chapter 2 (Sustainable management strategy) and Chapter 3 (Environment) of the MPDP.

9.5.1. Chapter 2 Sustainable Management Strategy Objectives and Policies

Objective O1 in Chapter 2.4.1 is *"to avoid inappropriate residential and rural-residential growth in the rural environment so as to protect the use of the District's rural land resource for rural production"*. Associated policies include:

- P1 which is *"to direct and ensure consolidation of residential development within appropriate existing zone boundaries of all settlements subject to the availability of infrastructure services, contiguous growth and the constraints of the environment"*;

- P2 which is *"to manage the orderly and programmed expansion of residential areas consistent with the relevant structure plan and the ability to provide utility services"*; and
- P4 which is *"to identify potential areas for future residential development which should be protected from new subdivision and development which may compromise the future intended use"*.

PC64 is consistent with this objective and the associated policies. The Plan Change is not "inappropriate" residential growth because it is on a site which has been identified and planned for residential land use by way of the FRPA, the Banks Road to Managwhero Road Structure Plan and Future Proof. The site is contiguous with the existing urban edge of Matamata and utility services can be readily extended to service future development. PC64 is a planned and logical extension of the existing residential zoning.

Chapter 2.4.6 relates to integrating land-use and infrastructure. Objective O1 recognises the need for the provision of infrastructure and subdivision, land-use and development to be co-ordinated. The associated policies seek that rezoning and new development shall take place where there is sufficient capacity in the infrastructure networks to cope with additional demand, or where the existing networks can be upgraded cost-effectively to meet that demand, and where adverse effects on the natural and physical environment can be adequately avoided, remedied and mitigated. The policies also recognise the role of sustainable design technologies in reducing pressures on infrastructure networks. The ESA in Appendix 5 addresses the infrastructure upgrades which will be required to enable urban development of the site. The Plan Change site is a planned location for residential growth and its location adjacent to existing Residential zoned land and near existing services networks will enable it to be effectively and efficiently serviced.

9.5.2. Chapter 3 Environment Objectives and Policies

Chapter 3.1 of the MPDP contains numerous objectives and policies related to the natural environment and heritage, natural hazards, land and development, subdivision, amenity, surface of water, works and network utilities, transportation and development contributions. The following comments are made on the provisions which are most relevant to PC64:

- Vegetation within the PC64 site has been assessed as being of low ecological value and there are no known significant heritage features on the site which will be affected. PC64 will therefore not be contrary to the objectives and policies related to the natural environment and heritage (Chapter 3.1.2);
- The site is not subject to any significant natural hazards and natural hazard risk can be managed to be low. PC64 will therefore not be contrary to the objectives and policies related to natural hazards (Chapter 3.2.2);
- Although the site contains high quality soils, the site is a planned location for residential land use so the proposal does not represent a new or additional loss of the productive land resource. PC64 will therefore not be contrary to the objectives and policies related to Land and development (Chapter 3.3.2);
- The proposed PC64 provisions will enable outcomes which are consistent with the objectives and policies related to Subdivision (Chapter 3.4.2);
- The objectives and policies related to Amenity address a broad range of matters, including maintaining and enhancing a high standard of amenity in the built environment, minimising adverse effects created by building scale and dominance, recognising the special urban character of Matamata, encouraging a varied and interesting built form and requiring subdivision, use and development that is not predominantly related to productive rural activities to be predominantly in urban areas. The proposed rezoning and PC64 provisions will contribute towards achieving the Amenity related objectives and policies (Chapter 3.5.2);
- The Transportation objectives and policies (Chapter 3.8.2) seek to maintain a safe, efficient, integrated and environmentally sustainable transport network, to avoid, remedy or mitigate the adverse effects of transportation and to maximise safety and convenience for pedestrians and vehicular traffic. Appropriate roading connections within and between land are promoted to ensure the towns within the district are well connected. PC64 will be consistent with these Transportation objectives and policies; and

- The Development contributions objectives and policies (Chapter 3.9.2) reflect the importance of public infrastructure and the need for a fair and equitable approach to the provision of infrastructure services. Development contributions are currently collected by MPDC for development throughout the District. Development contributions will also be payable for development within the PC64 site so that fair contributions are made towards the provision of infrastructure which will be required to service development. MPDC has confirmed that it will be reviewing and updating the Development Contributions Policy, with the new policy taking effect from 1 July 2027. It is expected that the new policy will appropriately account for Council infrastructure upgrades to service development within the PC64 site, and elsewhere within Matamata.

9.5.3. Overall Conclusion on Objectives and Policies

PC64 is consistent with, and not contrary to, the objectives and policies in the MPDP. No changes to the existing objectives and policies are needed or proposed as part of the plan change.

10. Assessment of Environmental Effects

10.1. Assessment

Clause 22(2) of the First Schedule to the RMA requires that a Plan Change request must describe the anticipated environmental effects in such detail as corresponds with the scale and significance of the effects anticipated from the implementation of the Plan Change. Section 76(3) of the RMA requires that in making a rule regard shall be had to the actual or potential effect on the environment of activities, in particular, any adverse effect.

The actual and potential effects associated with the proposal are considered in the following sub-sections under the headings below, drawing on the assessments which are contained as appendices to this Plan Change request:

- Economic Effects
- Character and Amenity Effects
- Infrastructure Effects
- Traffic Effects
- Geotechnical Effects
- Soil Contamination Effects
- Reverse Sensitivity Effects
- Cultural Effects
- Ecological Effects
- Positive Effects

10.1.1. Economic Effects

An Economic Cost-Benefit Analysis has been prepared by Urban Economics in relation to the Plan Change request and is included in **Appendix 4**.

The Economic Assessment explains that Matamata is currently growing at approximately 120 dwellings per year and is projected to grow faster as the town increases in size — reaching around 190 dwellings per year by 2035, 300 dwellings per year by the mid-2040s and 400 dwellings per year by 2055.

The Economic Assessment estimates that existing Residential-zoned greenfield land in Matamata has remaining capacity for approximately 745 dwellings, which is very close to the 783 dwelling capacity estimated in MPDC's Residential Capacity Assessment 2025. The assessment concludes that the existing live-zoned capacity provides only 5.3 years of supply, which is insufficient to meet the NPS-UD requirement to provide at least 10 years of capacity. With the additional PC64 supply included, the live-zoned capacity increases to approximately 1,175 dwellings, representing 8.4 years of supply. This is still below the NPS-UD requirement, but a significant improvement relative to the existing situation.

The Economic Assessment identifies several key economic benefits associated with PC64. Rezoning the land would enable approximately 430 new dwellings, with indicative pricing in the range of $720,000 to $810,000. Increasing the supply of relatively affordable housing of this scale is expected to support a more efficient and competitive land and housing market, reduce price pressures, and broaden the range of housing options available to meet diverse household needs. The proposal also includes smaller lot sizes (down to 325m²), providing options suited to both first-home buyers and older residents.

The construction of approximately 430 dwellings enabled by the Plan Change would generate an estimated $80.9 million in value-added GDP and 510 full-time equivalent (FTE) construction jobs. Compared with a rural use baseline, this represents a net increase of $80.1 million in GDP and 505 FTE jobs. The only notable economic cost identified is the displacement of a small area of rural land with an estimated GDP value of $800,000.

The Economic Assessment concludes that the Plan Change will generate substantial positive economic effects. The rezoning will materially increase housing supply, improve market competition, support long-term growth, increase employment and GDP, and contribute meaningfully to meeting medium-term capacity requirements under the NPS-UD. The minor cost associated with replacing rural land is far outweighed by the significant economic benefits, particularly given the land's planned future urban role.

10.1.2. Character and Amenity Effects

An Urban Design Assessment (UDA) has been prepared by Reset Urban Design in relation to the Plan Change request and is included in **Appendix 3**. The UDA addresses the anticipated character and amenity outcomes of future development enabled by the Plan Change.

The UDA notes that the site is currently pastoral in character, containing grazing land, scattered vegetation, and several dwellings. However, it sits within the FRPA and is located immediately adjacent to the ongoing Maea Fields subdivision to the north and established residential development to the west. As a result, the surrounding character is already in transition from rural to suburban residential, with the Structure Plan providing for progressive urbanisation of this part of Matamata.

The principal changes in character arising from the Plan Change will be the shift from rural activities to a residential neighbourhood comprising a mix of lot sizes, one-two storey suburban dwellings, a connected street network and a centrally located neighbourhood park. The UDA explains that such change is expected and appropriate within the FRPA, and that the resulting built form will be consistent with the emerging residential character established in Maea Fields.

The UDA identifies several design responses that will ensure the proposed rezoning integrates appropriately with the existing environment and maintains amenity values for neighbours. Larger lots (minimum 450m²) are recommended along the Banks Road frontage. This treatment, combined with the separation provided by the width of Banks Road, would create a softer suburban edge that is sympathetic to rural properties to the south and maintains the existing open character of Banks Road while enabling its planned transition to an urban street

consistent with upgrades that have already occurred to the west. The proposed plan provisions address this through a 450m^2 minimum net lot size for lots fronting Banks Road and through Discretionary Activity status (rather than Restricted Discretionary) for Comprehensive Residential Development fronting Banks Road.

To the west, the existing stormwater reserve neighbouring the Plan Change site provides an open space buffer between the site and established residential dwellings on O'Sullivan Drive. This reserve maintains visual and spatial separation, preserves the amenity of existing residents, and enables an additional pedestrian/cycle connection that will enhance walkability, without introducing adverse interface effects.

Along the eastern boundary, the existing stormwater pond and its anticipated future extension provide a further open space buffer to rural land. The UDA notes that future residential buildings in this part of the site are anticipated to be of similar scale and character to the consented development in Maea Fields, ensuring a consistent urban-rural interface.

The indicative street and block layout is designed to support a high standard of on-site amenity, including appropriate sunlight access, privacy, and private open space. The subdivision pattern promotes street-facing lots with active frontages, contributing to an attractive streetscape character and passive surveillance. For smaller lots (325-399m²), development will be managed through a Restricted Discretionary Activity framework for Comprehensive Residential Development, with specific urban design standards to ensure high-quality built form and adequate on-site amenity outcomes.

The UDA confirms that the proposed neighbourhood park, located centrally within the site, will form an important amenity feature, enhancing local character, providing recreational space within a short walking distance of all dwellings, and supporting opportunities for increased density in adjacent blocks. Its intended location at an intersection of key streets will also ensure visibility and passive surveillance, contributing positively to both amenity and safety.

Overall, the UDA concludes that the Plan Change will maintain the amenity values of the surrounding environment and integrate appropriately with both existing and planned residential development.

10.1.3. Infrastructure Effects

An Engineering Servicing Assessment (ESA) has been prepared by Lysaght Consultants in relation to the Plan Change request and is included in **Appendix 5**. The ESA addresses earthworks, stormwater, wastewater, water supply, and network utilities requirements associated with the Plan Change request.

Earthworks

The ESA explains that earthworks will be required to form development platforms and achieve gravity servicing. Preliminary modelling identifies approximately 60,000m³ of cut and 170,000m³ of fill across the Plan Change area, excluding any additional works associated with the extension of the existing stormwater pond. Earthworks are expected to be staged over time and will require consents supported by detailed erosion and sediment control measures, dust mitigation and temporary works.

The modelling demonstrates that the land can be regraded to provide suitable development platforms and to assist with gravity-fed three-waters servicing. Overall, the ESA concludes that the Plan Change site is suitable for the proposed residential development from an earthworks perspective.

Stormwater

The ESA identifies that stormwater management for the Plan Change area will build on the approach used for the neighbouring Maea Fields development. This involves a treatment-train approach incorporating:

- Roadside rain gardens for at-source water quality treatment.

- Private on-lot soakage systems for primary disposal of roof and hardstand runoff.
- The potential for an enlarged communal dry pond with underground soakage to manage larger storm events up to and including the 1% AEP (100-year) storm.

Stormwater from roads and berms in the 10% AEP event will be able to be directed to the existing dry pond to the east of the site, with the underground soakage system extended to provide approximately 5,500m² of total soakage area based on preliminary modelling (including an additional 3,000m² that is expected to be required for PC64). The ESA confirms that surcharge flows during extreme events can be conveyed via the roading network and directed to the dry pond. The resource consent process will enable flexibility for alternative solutions, should they be identified.

The ESA concludes that stormwater runoff from the Plan Change site can be appropriately managed in accordance with MPDC and WRC requirements.

Wastewater

Wastewater from the Plan Change area is proposed to be conveyed via new gravity reticulation connecting into the existing Maea Fields wastewater pump station (WWPS) where capacity allows. The ESA identifies that the existing WWPS is over-designed relative to Maea Fields demand and has sufficient additional capacity to service approximately 13ha of the Plan Change area. The remaining area will likely require a new pump station discharging to the existing network within O'Sullivan Drive. Modelling which has been undertaken by MPDC's consultant has confirmed the existing network has sufficient capacity for the Plan Change area.

The ESA concludes that engineering solutions exist to service the Plan Change site for wastewater.

Water Supply

The ESA explains that water supply will be provided through extensions of the existing reticulated network in Banks Road and multiple connection points from Maea Fields, including existing 100mm and 200mm mains along Banks Road and several watermain stubs installed along the northern boundary of the PC64 site. Hydraulic modelling which has been completed by MPDC's consultant for the PC64 proposal confirms that minimum pressure criteria can be met and unit head loss in the supply pipes will be below maximum criteria. The modelling also confirms that firefighting water supply can be achieved while maintaining residual pressure in the network.

The conclusions of the ESA confirm that water supply can be provided to the Plan Change area.

Network Utilities

Power and telecommunications reticulation will be extended from existing networks serving Banks Road and Maea Fields. Tuatahi First Fibre has confirmed serviceability for the Plan Change area, while Powerco is progressing its assessment. Specific upgrade requirements and ducting arrangements will be confirmed through subsequent subdivision and engineering plan approval processes.

10.1.4. Traffic Effects

An Integrated Transport Assessment (ITA) has been prepared by Traffic Planning Consultants in relation to the Plan Change request and is included in **Appendix 6**.

Based on the anticipated residential yield, the ITA estimates that the Plan Change would generate approximately 4,400 vehicle movements per day and around 485 movements per hour in peak periods. These volumes were modelled using a four-step methodology involving trip generation, distribution, assignment, and intersection analysis. Traffic growth and seasonal adjustment factors were applied to develop a robust 2035 design year scenario.

The ITA confirms that all assessed intersections — Burwood Road/Tokotoko Parade, Burwood Road/Banks Road, Burwood Road/SH27, and Burwood Road/SH24 — are expected to continue operating within their practical capacities with under the 2035 base flow plus Plan Change scenario. At the Burwood Road/SH27 intersection, queue lengths are predicted to increase during the AM peak, but this can be effectively managed by providing a "Keep Clear" marking on Burwood Road to maintain access to Banks Road. Specific reference to this required upgrade is proposed to be included in Appendix 9.4.1 of the MPDP.

With respect to multimodal transport, the ITA notes that the area is already well connected for walking and cycling. The Plan Change area is within desirable walking distances of local reserves and within cycling distance of the wider Matamata urban area. An amendment is proposed to Appendix 9.4.2 of the MPDP to require a walking and cycling crossing of Burwood Road in the vicinity of Tokotoko Parade prior to any subdivision and/or development within the Plan Change site, which will improve existing walking and cycling connections. No public transport services currently operate within Matamata township, and the ITA does not identify a need for public transport-specific mitigation.

The indicative road network provides a clear and logical internal block structure with connections to Banks Road and Tokotoko Parade. The road hierarchy includes local roads and collector roads with appropriate provisions for footpaths, shared paths, and low-speed residential environments. The proposed road reserve widths (20m for collector roads and 17-18m for local roads) are considered appropriate to safely accommodate the anticipated residential traffic and to support walking and cycling modes and are consistent with roads in Maea Fields. Safe multi-modal access will also be achieved through the upgrade of Banks Road to an urban standard which will be consistent with the existing standard to the west of the Plan Change site.

Overall, the ITA concludes that the potential traffic generated by the Plan Change can be accommodated within the existing and proposed road network without adversely affecting its function, capacity or safety.

10.1.5. Geotechnical Effects

A Geotechnical Hazards Risk Assessment (GHRA) has been prepared by CMW Geosciences (Appendix 7).

The GHRA identifies that the Plan Change site is generally near-level land underlain by sequences of Hinuera Formation silts and sands.

CMW assessed a range of natural hazard and geotechnical risks relevant to the suitability of the site for residential development. Liquefaction analysis indicates a very low likelihood of liquefaction-related effects. Slope stability risk is generally low due to the flat landform, with the exception of the existing stormwater detention/soakage pond located east of the site. The GHRA identifies that further slope stability assessment will be required at subdivision or building consent stage to confirm if any setbacks from the pond are required. Lateral spreading risk is assessed as low due to the deep groundwater table and flat topography.

The GHRA notes that earthworks will involve minor cuts and fills (typically less than 2m). Cut material is expected to be suitable for re-use as engineered fill, although some moisture conditioning, blending and compaction is likely to be required for silts. Typical foundations for residential buildings are expected to be appropriate across the site, although this will be subject to site specific testing and verification at subdivision consenting stage.

Stormwater soakage testing confirms that the site is suitable for on-site stormwater disposal, noting that final design must be confirmed through additional testing at consenting stages.

Overall, the GHRA confirms that the Plan Change site is geotechnically suitable for rezoning to enable residential subdivision and development. There are no geotechnical hazards that make the site unsuitable for rezoning.

10.1.6. Soil Contamination Effects

A Preliminary Site Investigation (PSI) has been prepared by Geohazard Environmental Ltd in relation to the Plan Change request and is included in Appendix 8.

Historic aerial photography and site history information confirm that the land has been used for farming, grazing, fodder cropping, horse training, and rural-residential activities since at least the 1920s. While these pastoral activities do not themselves present significant contamination risk, the PSI identifies that the site's broader land-use history includes several features that may give rise to localised contamination. These include several older buildings that may contain asbestos-containing materials or lead-based paint, a historic refuse pit and historic poultry sheds. These activities fall within various HAIL categories and the PSI concludes that it is more likely than not that HAIL activities have occurred within the Plan Change site.

The site inspection undertaken as part of the PSI confirmed that most of the land comprises pasture or cropped paddocks in good condition. No direct evidence of widespread contamination was identified. However, given the potential presence of HAIL activities in some specific locations, the PSI identifies the land as a "piece of land" under the NES-CS and concludes that a DSI is likely to be required before any land-use change or earthworks associated with development. The DSI would include soil sampling at surface in the vicinity of buildings, the suspected refuse pit and the historic poultry farms areas. It would provide a further assessment of risks to human health and/or the environment and would recommend any necessary remedial measures.

Importantly, the PSI concludes that there is no evidence of significant contamination issues and that the site is suitable for residential rezoning from a soil contamination perspective. Any contamination that may be identified at later stages can be appropriately addressed through established NES-CS procedures.

10.1.7. Reverse Sensitivity Effects

The potential for reverse sensitivity effects associated with the Plan Change primarily relates to the proximity of proposed residential activities to the Rural Zone located beyond the eastern and southern boundaries of the Plan Change site. Rural activities occurring on this adjoining land are expected to include grazing, cropping and associated farming operations, which can generate noise, odour, dust and general rural activity effects.

To the east, the Plan Change boundary adjoins a large stormwater pond associated with the Maea Fields development. This pond is likely to be extended further south along the Plan Change boundary as part of the stormwater management strategy for the wider Structure Plan area. This open space interface provides a substantial physical buffer between future residential lots and existing rural land beyond the pond. The presence of this buffer will significantly reduce the likelihood of any adverse reverse sensitivity effects arising.

To the south, the site adjoins Banks Road, which separates the Plan Change area from the Rural Zone to the south. Banks Road has an approximately 20m wide road reserve and dwellings on lots along Banks Road will also be subject to a minimum 5m front yard setback requirement under the existing standards for the Residential Zone. As such, there will be physical separation between future residential development and rural activities in this location.

Given the separation provided by the stormwater pond to the east and the width of Banks Road to the south, the likelihood of reverse sensitivity effects occurring as a result of the Plan Change is low. Existing reverse sensitivity requirements in Appendix 9.4.7(a) and (b) of the MPDP will continue to apply to any lots which are located immediately adjacent to Rural zoned land where that land is not separated from the lots by a road or reserve. The existing requirements include a minimum 10m building setback within the residential lot and reverse sensitivity/no-complaints consent notices. The requirement for reverse sensitivity/no-complaints consent notices in Appendix 9.4.7(a) will also continue to apply to any new residential lot that is adjacent to land in the Residential Zone that has not been subdivided or developed for residential use at the time of issue of title. This will help to manage potential reverse sensitivity effects as the Plan Change site transitions from rural to residential land use.

Overall, the Plan Change will not give rise to reverse sensitivity effects that would unreasonably constrain rural activities on the adjoining Rural Zoned land and on any Residential zoned land that remains in rural use.

10.1.8. Cultural Effects

A Cultural Values Assessment (CVA) has been prepared by Te Hira Consultants on behalf of Ngāti Hauā Iwi Trust, Ngāti Hinerangi Trust, and Raukawa Charitable Trust and is included in Appendix 9. The draft CVA confirms that Ngāti Hauā, Ngāti Hinerangi and Raukawa do not oppose the Plan Change, subject to the recommendations in the CVA being implemented, and endorsement of the CVA has subsequently been received from the three mana whenua groups (see Appendix 10). Many of the recommendations relate to future subdivision design, consenting and construction phases and will be relevant to consider through subsequent stages of planning and implementation.

The CVA records the enduring cultural relationship of mana whenua with the Matamata landscape, including connections to ancestral maunga and the wider rohe, while acknowledging extensive historical modification through farming uses. Although highly modified, the CVA notes the potential for sub-surface evidence of cultural value and emphasises partnership-based processes to recognise kaitiakitanga and embed cultural values in future development.

Under Kaitiakitanga, the CVA recommends that:

- Landscape design reflects cultural perspectives, ideas and materials;
- Indigenous species be used in streetscapes and reserves and stormwater treatment systems, preferably eco-sourced from within the Waikato Basin;
- Naturalised stormwater treatments (e.g., rain gardens, swale, wetlands or other treatment systems) be supported; and
- Opportunities be created for cultural harvest and long-term use of natural plant resources.

These recommendations align with the indicative master-planning and servicing approach for the Plan Change site, which provides for an integrated stormwater/recreation reserve (the indicative neighbourhood park), extension of the existing dry pond, and street planting. Detailed species selection and potential opportunities for cultural design responses can be considered and confirmed at future subdivision and engineering plan stages in collaboration with mana whenua.

Under Heritage, the CVA recommends that future land-disturbing activities implement an Accidental Discovery Protocol (ADP), that contractors receive tikanga guidance, and that cultural monitors be involved at appropriate construction phases. It also recommends:

- Ongoing mana whenua involvement in detailed landscape and public realm design;
- Development of a culturally led naming strategy (roads, parks, wayfinding/interpretation);
- Incorporation of cultural design elements through a cultural design framework; and
- Maintenance of views to significant maunga in the surrounding landscape.

As a rezoning, the Plan Change does not authorise earthworks or construction; these matters will be secured at consent stages. The indicative urban structure (open space, stormwater and street network) provides opportunities to preserve and frame broader viewshafts and to embed cultural narratives in streets and parks through future detailed design which can occur in partnership with mana whenua.

Under Biodiversity, the CVA encourages the use of indigenous species, including species valued for kai or that support mahinga kai habitat, within reserves and streetscape planting. These outcomes can be considered further at detailed design, guided by the CVA and in collaboration with Ngā Iwi representatives.

The CVA also expresses support for affordable housing outcomes. Based on the findings of the Economic Assessment, the Plan Change will materially increase housing supply, improve market competition and support greater housing choice and affordability.

It is important to note that the Applicant is not the only landowner in the Plan Change area and it will be incumbent on other developers to consider their own engagement with mana whenua when consents are sought for development. Consistent with the CVA's partnership focus, the Applicant has confirmed that it will:

- Continue engagement with Ngāti Hauā, Ngāti Hinerangi and Raukawa as planning for development of their land within the Plan Change area progresses to subdivision and engineering design. The Applicant is open to the suggestion of this engagement being guided by a Kawenata (Memorandum of Understanding) in relation to the Applicant's land which can be entered into prior to development of that land occurring;
- Consider opportunities to incorporate cultural design inputs into landscape and public-realm details (species selection, spatial arrangement, interpretation) at consent stage, whilst recognising that key opportunities for this may be elsewhere in the Plan Change site on land that the Applicant does not own, such as the future neighbourhood park;
- Implement an ADP and provide for tikanga briefings and cultural monitoring as appropriate during physical works (expected to be secured by consent conditions); and
- Develop a naming strategy for new roads/places with Ngā Iwi, recognising that final approvals sit with Council's naming process.

Having regard to the draft CVA findings and recommendations, and to the enabling nature of this Plan Change, cultural effects are acceptable and can be appropriately managed through established consent-stage tools and ongoing partnership with mana whenua. The Plan Change establishes a framework that enables the CVA outcomes —kaitiakitanga-led design opportunities, cultural narratives in the public realm, appropriate construction protocols, and biodiversity responses — without precluding any specific measure sought by Ngā Iwi.

10.1.9. Ecological Effects

An Ecological Assessment has been prepared by Ecological Solutions in relation to the Plan Change request and is included in **Appendix 13**.

The Ecological Assessment concludes that the Plan Change site is characterised by typical peri-urban/rural lifestyle blocks dominated by managed exotic pasture, and cropped land with scattered mixed exotic and native trees. The ecological values identified within the site associated with vegetation, birds, lizards, bats and their associated habitats were determined to be 'low' in accordance with ecological impact assessment guidelines. There are no watercourses or freshwater values within the site.

The site is surrounded by residential development to the west, land that is transitioning from rural to residential land use to the north and rural land to the east and south. The existing environment is therefore already highly modified and is likely to have limited habitat function for native fauna. Where vegetation clearance is required, this can be addressed through well established protocols to ensure native fauna is protected in accordance with requirements under the Wildlife Act 1953.

The ecological effects of the Plan Change are therefore expected to be less than minor.

10.1.10. Positive Effects

PC64 will deliver a number of important positive effects for Matamata and the wider district. By providing for approximately 430 additional dwellings within an identified growth area, the Plan Change will materially increase housing supply, improve market competition and support greater housing choice and affordability. The proposal

enables residential development in a planned, coordinated manner within the existing Structure Plan framework, making efficient use of land already identified for future urbanisation and supporting a compact urban form.

The Plan Change will facilitate a well-designed residential neighbourhood with a connected street network, walkable block structure and a centrally located neighbourhood park, enhancing amenity, recreation and community wellbeing. Infrastructure can be efficiently extended from Maea Fields, enabling cost-effective servicing and integration with existing transport, water, wastewater and stormwater networks.

The economic benefits associated with construction and long-term residential growth include increased employment, local expenditure and wider economic activity. Engagement with mana whenua and implementation of CVA recommendations will also support positive cultural outcomes, including opportunities to embed iwi values in landscape design and the public realm.

Overall, PC64 will enable sustainable growth in a logical location, contributing positively to Matamata's housing needs, urban form and economic vitality.

10.2. Overall Conclusion on Assessment of Effects

Overall, based on the assessments undertaken, it is concluded that the site is well suited for Residential rezoning. The technical reports confirm that any adverse effects associated with future residential development can be appropriately avoided, remedied or mitigated through the proposed plan change provisions. The rezoning will also deliver a range of positive effects, including important and required additional residential land supply in a planned growth area and supporting a well-integrated expansion of Matamata.

11. Section 32 Evaluation

11.1. Issues with Current Situation

Rezoning land within the FRPA from Rural to Residential Zone is a planned outcome and has been identified as being required to provide additional capacity to meet future housing demand in Matamata. The FRPA includes land that is owned by the Applicant which it would like to start developing in around mid-2027 to enable continuity of the Maea Fields development beyond the currently consented stages. The rezoning needs to occur by way of a plan change to the MPDP. This will enable a better and more certain planning outcome than residential development of the site through non-complying resource consent processes under the existing Rural zoning.

The objectives of PC64 are set out in full in Section 4 and can be summarised as being to enable the Applicant to continue development of Maea Fields and to provide for residential growth within the Structure Plan area in a way that delivers a well-functioning urban environment and ensures high-quality and well-integrated development supported by appropriate infrastructure and promotes the efficient and sustainable use of land and resources.

11.2. Alternatives Considered

Section 1 of the Section 32 Evaluation in **Appendix 2** evaluates the extent to which the objectives of the proposal are the most appropriate way to achieve the purpose of the Act, as required by section 32(1)(a).

In terms of section 32(1)(b), Tables 1, 2 and 3 in Section 2 in **Appendix 2** contain an assessment of the proposed provisions for achieving the objectives of the Plan Change. The following alternatives were considered in Tables 1 and 2 (overall approach and zoning):

- Retain the status quo or do nothing.
- Retain the status quo and progress non-complying resource consent applications to enable the residential development of the signaled future urban land.
- Rezone the PC64 site as either Residential Zone or Medium Density Residential Zone to enable residential development.

The following alternatives were considered in Table 3 (standards):

- Adopting existing minimum lot size and Residential Infill standards for the Residential Zone.
- New minimum lot size and Comprehensive Residential Development standards for the Banks Road to Mangawhero Road Structure Plan area.
- New minimum lot size and Comprehensive Residential Development standards for the PC64 site (Area A).
- Consequential/minor changes to the Banks Road to Mangawhero Road Structure Plan.
- Consequential changes to the Banks Road to Mangawhero Road Structure Plan and other changes related to collector road widths, an indicative neighbourhood park and rural reverse sensitivity requirements.

11.3. Key Evaluation Findings

Retaining Rural zoning would not implement the growth direction set by the Structure Plan and the Future Proof Strategy, would perpetuate identified housing supply constraints, and would likely result in fragmented, inefficient development outcomes. In contrast, rezoning to Residential Zone with targeted standards and supporting amendments to the Structure Plan is the most appropriate method to achieve an integrated, well-functioning urban environment and to provide certain, plan-enabled development capacity.

Applying the Residential Zone with a 400m² minimum net lot size and a Comprehensive Residential Development pathway for 325–399m² lots as a Restricted Discretionary Activity best matches the intended suburban form and neighbouring context, while enabling the Future Proof density targets for Matamata to be achieved. The 450m² minimum lot size along Banks Road will ensure an appropriate interface with Rural Zoned land to the south. Retaining the existing minimum lot size and standards for the Plan Change site would not be appropriate because it would constrain feasible yield, reduce housing affordability, lead to less efficient use of land within an identified growth area, and unnecessarily require non-complying consents for outcomes already anticipated and supported by recent development patterns in Maea Fields.

The proposed Structure Plan updates — including the 20m collector road widths, the addition of an indicative neighbourhood park, refined reverse-sensitivity provisions and identification of Area A — implement key master planning outcomes, provide clearer expectations for landowners and Council, and ensure development is coordinated with infrastructure. Collectively, these provisions represent the most efficient and effective package to achieve the objectives of PC64.

12. Conclusion

PC64 "live-zones" the southern FRPA in accordance with the Banks Road to Mangawhero Road Structure Plan and Future Proof. The Plan Change will have a range of positive effects, including enabling an integrated, well-serviced extension to Matamata that will deliver additional residential capacity and high-quality urban form. The technical assessments confirm that the Plan Change site is well-suited for Residential rezoning and any adverse effects can be managed through the proposed provisions and established consenting tools. The proposal gives effect to higher-order direction and represents the most efficient and effective method to achieve the purpose of the RMA.

Appendix 1

Proposed Amendments to Operative Matamata-Piako District Plan Provisions

Appendix 2

Section 32 Evaluation

Appendix 3

Urban Design Assessment and Master Plan (Reset Urban Design)

Appendix 4

Economic Assessment (Urban Economics)

Appendix 5

Engineering Servicing Assessment (Lysaght)

Appendix 6

Integrated Transport Assessment (Traffic Planning Consultants)

Appendix 7

Geotechnical Hazards Risk Assessment (CMW Geosciences)

Appendix 8

Preliminary Site Investigation (GeoHazard Environmental)

Appendix 9

Draft Cultural Values Assessment (Te Hira Consultants)

Appendix 10

Consultation Records

Appendix 11

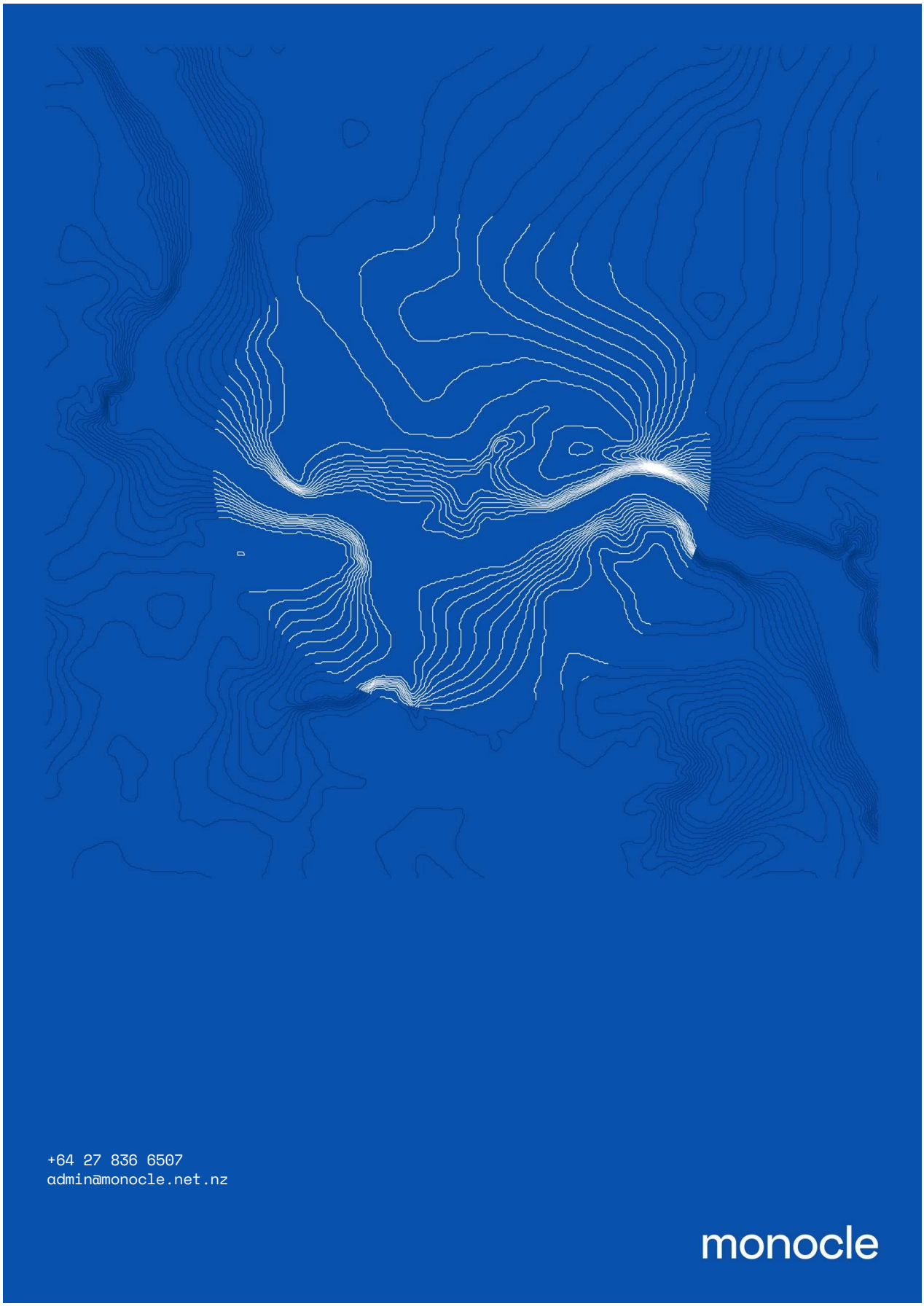
Plan Change Site Map with Legal Descriptions

Appendix 12

Maps 1 and 6 – Future Proof Strategy (2024)

Appendix 13

Ecological Assessment (Ecological Solutions)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PLAN CHANGE 64

PROPOSED AMENDMENTS TO THE MATAMATA-PIAKO DISTRICT PLAN

Proposed changes shown in red text

1 July 2026

Part B – Section 3: Development Controls

Amend Rule 3.1.2 as follows:

3.1.2 Density

Household density shall not exceed one dwelling per 450m² of net site area, except:

(a) ~~i~~In the Lockerbie Development Area Plan where it shall not exceed one dwelling per 600m² *net site area*;

(b) In Area A of the Banks Road to Mangawhero Road Structure Plan area where it shall not exceed one dwelling per 400m^2 of net site area, or one dwelling per 450m^2 of net site area fronting Banks Road.

Advice Note: See Rule 4.13 for density and rule provisions for Residential Infill Areas and Rule 4.13A for density and rule provisions for Comprehensive Residential Development in the Banks Road to Mangawhero Road Structure Plan area.

Part B – Section 4: Activity related performance standards

Insert Rule 4.13A as follows:

4.13A Comprehensive Residential Development in Area A of the Banks Road to Mangawhero Road Structure Plan Area

4.13A.1 Restricted Discretionary Activities – Comprehensive Residential Development

Comprehensive Residential Development and subdivision within Area A of the Banks Road to Mangawhero Road Structure Plan area complying with the standards of Rule 4.13A.4.

4.13A.2 Discretionary Activities – Comprehensive Residential Development

(i) Comprehensive Residential Development and subdivision within Area A of the Banks Road to Mangawhero Road Structure Plan area that does not comply with the standards of Rule 4.13A.4.

(ii) Comprehensive Residential Development and subdivision dwellings/lots fronting Banks Road.

4.13A.3 Non-Complying Activities – Comprehensive Residential Development

Any subdivision for Comprehensive Residential Development which does not give effect to an approved land use consent.

4.13A.4 Development Standards – Comprehensive Residential Development

(i) Overall Site Standards (parent lot)

(a) One dwelling per 325m^2 net site/lot area minimum, except for sites/lots with frontage to Banks Road where the minimum net site/lot area is 450m^2.

(ii) Building Envelope

Unless amended by the following specific rule standards the standards of Rule 3.1 shall apply.

(iii) Urban Design Standards

(a) Each dwelling shall have a household recreational space which:

- Is not less than 60m^2 in area
- Contains no dimension less than 3 metres
- Contains a circle of 6m in diameter located to the north, east or west of the dwelling which is accessed directly from the main living areas.
- A least 30m^2 of this area must be located to the north, east of west of the dwelling.
- Shall be located clear of parking and manoeuvring space.

The house hold recreational space may contain a first floor balcony/deck between 10m^2 and 15m^2 with no dimensions less than 1.8m.

(b) The design of all dwelling shall only provide for two levels (ground floor and first floor).

(c) Any building exterior wall shall not exceed 15m in length without provision for a 2m by 2m step.

(d) Each dwelling shall have an exclusive net site area where the total building coverage shall not exceed 45%.

(e) Each dwelling shall have an exclusive net site area which has no less than 20% permeable surface comprising gardens or lawn area.

(f) No yard or height relative to boundary rules shall apply to new internal boundaries established as part of any concurrent subdivision application.

(iv) Development Suitability

Comprehensive Residential Development and subdivision shall comply with the performance standards listed in Rule 5.9.

4.13A.4 Restricted Discretionary Assessment Criteria

Council has restricted discretion and may impose conditions in respect of the following matters;

(a) The performance standards listed in Section 6.2.

(b) Urban design

(c) Residential character and amenity

(d) Traffic

4.13A.5 Notification Rule

An application for a Restricted Discretionary activity in accordance with Rule 4.13A.1 shall be assessed and determined without notification, except that limited notification of the following person/s may occur if they are found to be affected with regard to transport effects:

(a) NZ Transport Agency;

(b) Where the Comprehensive Residential Development will result in connection to Banks Road, the occupier of the site in Banks Road legally described as identifier SA20B/540 being Lot 1 DPS 22046 and identifier 663012 being Lot 1 & 2 DPS 5018, Lot 1 DPS 22046 and Part Lot 1 DPS 16966.

Part B – Section 6: Subdivision

Amend Activity Table 6.1 as follows:

6.1 Activity Table

KEY			
P	Permitted activity	C	Controlled activity
D	Discretionary activity	RD activity	Restricted Discretionary
N/C	Non Complying activity	PRHB	Prohibited activity
All activities not listed in the Activity Table are deemed to be non-complying unless otherwise provided for. See Rule 2.1.5			

	Type of subdivision	Zones								
		Rural	Rural-Res	Residential	Industrial (including General Industrial Zone)	Business	Kaitiaki (Conservation)	Settlement Zone (including Precincts)	Medium Density Residential Zone (including PREC1-Lockerbie)	Māori Purpose Zone
1.	**All Zones**									
(a)	Boundary Adjustment	C	C	C	C	C	C	C	C	C
(b)	Bonus Protection Lots	D	D	D	D	D	D	D		D
(c)	Works and Network Utilities.	C	C	C	C	C	C	C	C	C
(d)	Subdivision with one or more new vacant developable lots: • Within a National Grid Subdivision Corridor; • Within 20m either side of the centreline of a sub-transmission line.	RD	RD	RD	RD	RD	RD	RD	RD	RD
(e)	Subdivision with one or more new vacant developable lots adjoining: • Any state highway, or • A railway line included in the definition of "regionally significant infrastructure"	See 6.3.11	See 6.3.11	See 6.3.11	See 6.3.11	See 6.3.11	See 6.3.11	See 6.3.11	See 6.3.11	See 6.3.12
(f)	Subdivision of Scheduled Sites				D					
2.	**Subdivision in Residential, Medium Density Residential, Business and Industrial Zones**									
(a)	Residential Infill			See Rule 4.13						
(aa)	Comprehensive Residential Development within Area A of the Banks Road to Mangawhero Road Structure Plan			See Rule 4.13A						

KEY										
P	Permitted activity		C	Controlled activity						
D	Discretionary activity		RD activity	Restricted Discretionary						
N/C	Non Complying activity		PRHB	Prohibited activity						
All activities not listed in the Activity Table are deemed to be non-complying unless otherwise provided for. See Rule 2.1.5										
Type of subdivision		**Zones**								
		Rural	Rural-Res	Residential	Industrial (including General Industrial Zone)	Business	Kaitiaki (Conservation)	Settlement Zone (including Precincts)	Medium Density Residential Zone (including PREC1-Lockerbie)	Māori Purpose Zone
(b)	Residential Minimum Lot size 450m² net site area (excluding the Residential Zone within the Lockerbie Development Area Plan see (j) below and Rule 6.3.13 and Area A within the Banks Road to Mangawhero Road Structure Plan see (i) below and Rule 6.3.17)			C						
(c)	Industrial (non-scheduled sites (excluding within the General Industrial Zone)) Minimum Lot size 500m² net site area				C					
(d)	Business (Non Shop Frontage Area). Minimum Lot size 500m² net site area.					C				
(e)	Business (Shop Frontage Area) No minimum Lot size.					C				
(f)	Subdivision in accordance with Rule 6.1.2(b)-2(e) where more than 10 lots is proposed			RD	RD	RD				
(g)	Subdivision within the Banks Road Structure Plan Area** complying with the average and minimum lot size specified in Rule 6.3.2.			C						
(h)	Subdivision within the Eldonwood South or Tower Road Structure Plan Areas**.			RD						
(i)	Subdivision within the Banks Road to Mangawhero Road Structure Plan			RD						
(j)	Subdivision within the Lockerbie Development Area Plan**			RD						
(k)	Medium Density Residential Zone**								RD	
(l)	PREC1-Lockerbie **								RD	
(m)	Subdivision (except boundary adjustments) within the Avenue Business Park Development Area Plan				RD					
3.	**Rural-Residential**									
(a)	Rural-Residential 1 and 2.		RD (see Rule 6.3.5)							

KEY										
P	Permitted activity		C	Controlled activity						
D	Discretionary activity		RD activity	Restricted Discretionary						
N/C	Non Complying activity		PRHB	Prohibited activity						
All activities not listed in the Activity Table are deemed to be non-complying unless otherwise provided for. See Rule 2.1.5										
Type of subdivision		**Zones**								
		Rural	Rural-Res	Residential	Industrial (including General Industrial Zone)	Business	Kaitiaki (Conservation)	Settlement Zone (including Precincts)	Medium Density Residential Zone (including PREC1-Lockerbie)	Māori Purpose Zone
(b)	Subdivision within the Eldonwood South Structure Plan Area**.		RD							
4.	**Rural Subdivision on High Quality Soils**									
(a)	Rural lot. Minimum lot size 40ha.	C								
(b)	Small Rural Lot. One Small Rural Lot per title in existence at 4 December 2013 or per title created after 4 December 2013 where an entitlement to apply for subdivision of a Small Rural Lot as a controlled activity has been recorded in a consent notice registered against that title under Rule 1.1.1(ix) with a proposed lot size between 8ha and 40ha and subject to a balance lot area of 20ha or more.	C								
(c)	One Rural Lifestyle Lot per title in existence at November 1996 or per title created as a result of a Small Rural lot subdivision after November 1996 where an entitlement to apply for subdivision of a Rural Lifestyle Lot as a restricted discretionary activity has been recorded in a consent notice registered against that title under Rule 1.1.1(ix) with a proposed lot size of between 2500m² and 10,000m² and subject to a balance area of 40ha or more.	RD								
5.	**Rural Subdivision on General Quality Soils**									
(a)	Rural lot. Minimum lot size 20ha.	C								
(b)	Small Rural Lot. One Small Rural Lot per title in existence at 4 December 2013 or per title created after 4 December 2013 where an entitlement to apply for subdivision of a Small Rural Lot as a controlled activity has been recorded in a consent notice registered against that title under Rule 1.1.1(ix) with a proposed lot size between 8ha	C								

KEY										
P	Permitted activity		C	Controlled activity						
D	Discretionary activity		RD activity	Restricted Discretionary						
N/C	Non Complying activity		PRHB	Prohibited activity						
All activities not listed in the Activity Table are deemed to be non-complying unless otherwise provided for. See Rule 2.1.5										
	Type of subdivision	**Zones**								
		Rural	Rural-Res	Residential	Industrial (including General Industrial Zone)	Business	Kaitiaki (Conservation)	Settlement Zone (including Precincts)	Medium Density Residential Zone (including PREC1-Lockerbie)	Māori Purpose Zone
	and 20ha and subject to a balance lot area of 20ha or more.									
(c)	One Rural Lifestyle Lot per title in existence at 4 December 2013 or per title created as a result of a Small Rural lot subdivision after 4 December 2013 where an entitlement to apply for subdivision of a Rural Lifestyle Lot as a restricted discretionary activity has been recorded in a consent notice registered against that title under Rule 1.1.1(ix) with a proposed lot size between 5000m² and 2ha and subject to a balance area of 8ha or more.	RD								
6.	**Rural Lot with a complying dwelling site:**									
(a)	Within 500 metres of an existing intensive farm as at 1 September 2003.	RD	RD							
(b)	Within 250 metres of an existing litter poultry farm as at 1 September 2003.	RD	RD							
	Measurement of the separation of Intensive Farming/Litter Poultry Farming is to be from the perimeter of the existing sheds/facilities exclusive of spray irrigation areas.									
(c)	Within 300 metres of existing Council effluent treatment plants at Morrinsville, Matamata, Te Aroha, Waihou as at 1 September 2003.	RD	RD							
(d)	Within 300 metres of the existing Fonterra – (Waitoa) wastewater plant as at 1 September 2003.	RD	RD							
(e)	Within the Reverse Sensitivity Areas for the Motumaoho Quarry as shown in Appendix 8 as at 13 May 2005.	RD	RD							
7.	**Rural Zone**									
(a)	Boundary Relocation Lot.	D								
~~(b)~~	~~Subdivision in the Banks Road to Mangawhero Road Structure Plan Area that results in the first road connection to Banks Road through the Rural Zone~~	~~D~~								

KEY										
P	Permitted activity		C	Controlled activity						
D	Discretionary activity		RD activity	Restricted Discretionary						
N/C	Non Complying activity		PRHB	Prohibited activity						
All activities not listed in the Activity Table are deemed to be non-complying unless otherwise provided for. See Rule 2.1.5										
	Type of subdivision	**Zones**								
		Rural	Rural-Res	Residential	Industrial (including General Industrial Zone)	Business	Kaitiaki (Conservation)	Settlement Zone (including Precincts)	Medium Density Residential Zone (including PREC1-Lockerbie)	Māori Purpose Zone
	~~and Future Residential Policy Area from subdivision of the Residential Zone~~									
~~(c)~~	~~Subdivision in the Banks Road to Mangawhero Road Structure Plan Area that results in a second or subsequent road connection to Banks Road through the Rural Zone and the Future Residnetial Policy Area~~	~~NC~~								
8.	**Settlement Zone**									
(a)	Subdivision.							See 6.3.12		
9.	**Subdivision of papakāinga**									
(a)	Subdivision of papakāinga	D	D	See residential rules	N/C	N/C	N/C			D
	Note: Subdivision of land within areas identified as Natural Hazards on the Planning Maps. See Section 11.									

**Structure Plans and Development Area Plans include:

- Banks Road, Matamata
- Eldonwood South, Matamata
- Tower Road, Matamata
- Banks Road to Mangawhero Road, Matamata
- Lockerbie Development Area Plan, Morrinsville
- Avenue Business Park Development Area Plan, Morrinsville

Refer to Planning Maps and Appendix 9 for Structure Plans and Development Area Plans.

Advice Note: Works in close proximity to all electric lines can be dangerous. Compliance with the NZECP 34 is mandatory for buildings, earthworks and mobile plant within close proximity to all electric lines. Compliance with the Electricity (Hazards from trees) Regulations 2003 is also mandatory for tree trimming and planting.

Insert additional performance standards for subdivision in the Banks Road to Mangawhero Road Structure Plan area as follows:

6.3.17 Banks Road to Managawhero Road Structure Plan

(i) Additional standards for subdivision in Area A of the Banks Road to Mangawhero Road Structure Plan Area using Rule 6.1.2(i)

(a) The minimum net lot size shall be 400m^2 except where (b) applies.

(b) The minimum net lot size shall be 450m^2 for lots that front Banks Road.

(c) The standards in (a) do not apply to Comprehensive Residential Development under Rule 4.13A but the standards in (b) do apply.

(ii) Matters of Discretion

See Section 6.5

(iii) Non-compliance

Subdivision that fails to comply with the additional standards in Rule 6.3.17(i) above shall be a non-complying activity.

Part B – Section 15: Definitions

Amend the definition for Comprehensive Residential Development in Section 15 as follows:

"Comprehensive Residential Development" is a comprehensively-planned residential development located within an identified overlay area or within Area A of the Banks Road to Mangawhero Road Structure Plan area that provides for higher density forms of housing through a land use resource consent process. It includes retirement villages.

Part B – Appendix 9: Schedule of Works

Amend Appendix 9.4 as follows:

9.4 Banks Road to Mangawhero Road Structure Plan Annotation

Description and Purpose Statement

The Banks Road to Mangawhero Road Structure Plan covers approximately 83 hectares of land between Banks Road and Mangawhero Road (State Highway 24). The land is presently subject to a range of rural activities and is bordered by local roads and State highways, residential development and rural land. A chicken hatchery is located at the intersection of Banks Road and Burwood Road, outside of the Structure Plan area. The purpose of the Structure Plan is to provide for progressive residential development of the Structure Plan area in a way that manages the transport effects of residential development and potential conflicts with existing activities.

Approximately ~~19.4~~ 45.7 hectares of land is zoned Residential and subdivision within this zone will occur in accordance with provisions of the Structure Plan and the District Plan.

The remaining ~~63.3~~ 37 hectares is identified as Future Residential Policy Area (FRPA) land.

This land may be appropriate for future residential development, when demand requires, and subject to further analysis and plan change processes.

The Structure Plan identifies indicative transport connections and upgrade works that may be required to support rezoning the FRPA. The indicative requirements outlined in the Structure Plan are not determinative of the final zone provisions for any residential development within the FRPA land including the:

a) need for any additional intersections with State Highway 24;

b) location, design and form of any intersections or connections.

For the avoidance of doubt, the necessity and appropriateness of any connection through the Structure Plan area to State Highway 24 has not been confirmed as appropriate. Further Integrated Transport Assessments will be required to determine this. If it is determined that a connection to State Highway 24 is necessary and appropriate, the Plan B diagram may not indicate the most appropriate or safe location for such connection. Any future connections must ensure the safe, efficient and effective operation of State Highway 24 including compatibility with any existing intersections and accesses.

9.4.1 Transport Connections

Residential Zone

Subdivision and development within the Residential Zone shall incorporate the following connections and upgrades:

a) A single Collector Road (Type 1) shall be formed to Burwood Road in accordance with provision (d) below and shall give effect to the Banks Road to Mangawhero Road Structure Plan at the time of the first subdivision creating any additional lot and prior to section 224(c) certificate.

b) Two Collector Road links and connections shall be provided to enable two road corridors ~~through the Future Residential Policy Area~~ to the south to Banks Road (both Type 2)~~(one Type 1, one Type 2)~~. These connections may be built separately based on the staging of development.

c) Two Collector Road links and connections shall be provided to enable two road corridors through the Future Residential Policy Area to the north (both Type 2) ~~(one Type 1, one Type 2)~~.

d) With reference to the Structure Plan, the Collector Roads shall be designed and constructed to the following widths and otherwise the standards of the MPDC Development Manual:

- Type 1 Collector Road to provide separate lanes / facilities for traffic, bicycles, parked vehicles and pedestrians for each direction of travel. (An acceptable solution is a carriageway with a total width of 13.6m within a road corridor of 22m).
- Type 2 Collector Road to provide separate lanes / facilities for traffic, parked vehicles and pedestrians for each direction of travel. (An acceptable solution is a carriageway with a total width of 10.6m within a road corridor of 20m).

e) A Collector Road linkage to the east of the Residential Zone will need to be demonstrated.

f) Intersections of Collector Roads shall provide safe and direct connections.

Roundabouts may be an acceptable solution.

g) Banks Road must be upgraded to meet the following standards and otherwise the standards of the MPDC Development Manual when the first Collector Road is connected to it or prior to subdivision/development of any residential lots/dwellings with frontage to Banks Road (whichever comes first).

- Carriageway width and line marking, and kerb and channel, footpath and street lighting all on the northern side of the road only, to match the existing standard of Banks Road to the west of the Structure Plan area.

The upgrades may either occur progressively if development along Banks Road occurs from west to east or all at once (if development begins at the eastern end for example).

h) Other Local Roads shall be designed and constructed to the following widths and otherwise the standards of the MPDC Development Manual:

- Local Roads to provide separate lanes / facilities for traffic, parked vehicles and pedestrians for each direction of travel. (An acceptable solution is a carriageway with a total width of 6.0m plus 2.5m wide car parks, 1.5m wide footpaths and 1.5-2m wide berms both sides within a road corridor of 17-18m).

~~g~~i) All new intersections with the public road network shall be designed and constructed to Austroads Guide to Road Design Part 4 and shall be subject to a detailed design road safety audit completed by a suitably qualified and experienced transportation engineer and shall require engineering approval from the Council. The new intersection marked 1 on the Plan shall include a right turn bay on Burwood Road. If Council considers appropriate, the existing traffic threshold and speed restriction on Burwood Road are to be relocated, with a new location to be agreed with Council. "Keep clear" marking on Burwood Road at the intersection marked 4 on the Plan shall be implemented prior to any subdivision and/or development within Area A marked on the Plan.

~~h~~j) Any subdivision consent application and Comprehensive Residential Development consent application shall include an assessment of the potential transport effects through a relevant Integrated Transport Assessment, in consultation with the NZ Transport Agency. The ITA shall assess any effects on:

- the local road network;
- the State highway including the intersections labelled 4 (including consideration of the railway and Banks Road) and 6; and
- cycling and walking connections.

The ITA shall take into account the existing and consented environment existing at the time of subdivision consent application lodgment.

~~**Connection to Banks Road through FRPA and Rural Zone**~~

~~i) There may be a single new Collector Road to connect the Residential Zone to Banks Road through the FRPA and Rural Zone. Any application for subdivision in the Residential Zone that includes provision for the first Collector Road through the FRPA and Rural Zone to connect to Banks Road shall be assessed as a discretionary activity under District Plan rule 6.1.7(b). The notification tests in the Resource Management Act 1991 shall apply to an application under this provision, and particular consideration will be given to notifying the following parties:~~

- ~~the NZ Transport Agency; and~~

- ~~the occupier of the site in Banks Road legally described as identifier SA20B/540 being Lot 1 DPS 22046 and identifier 663012 being Lot 1 & 2 DPS5018, Lot 1 DPS22046 & PT Lot 1 DPS16966.~~

~~j) An application under provision (i) must continue to comply with the Banks Road to Mangawhero Road Structure Plan, including in particular the requirement for an assessment of the potential transport effects through a relevant Integrated Transport Assessment, in consultation with the NZ Transport Agency and the occupier of the site in Banks Road legally described as identifier SA20B/540 being Lot 1 DPS 22046 and identifier 663012 being Lot 1 & 2 DPS5018, Lot 1 DPS22046 & PT Lot 1 DPS16966. The performance standards in District Plan rules 6.3.3 (i) and (iii) shall apply to an application under rule 6.1.7(b) and any non-compliance with the requirements of the Banks Road to Mangawhero Road Structure Plan will be assessed as a non-complying activity.~~

~~k) Any application for subdivision that includes an additional road connection through the FRPA and Rural Zone will be assessed as a non-complying activity under District Plan Rules 6.1.7(c) and 6.3.3(iii) .~~

Future Residential Policy Area

Subdivision and development within the Future Residential Policy Area shall be reviewed and the parameters of such development confirmed as part of any future plan change process. For the purpose of the current Banks Road to Mangawhero Road Structure Plan, the following indicative connections, upgrade works, and processes have been identified:

~~l~~k) A single Collector Road to Burwood Road (labelled 3) through Kaimai Drive.

~~m) Two Collector Roads to the south.~~

~~n~~l) Two Collector Roads to the north.

~~o~~m) With reference to the Structure Plan the Collector Roads shall be designed and constructed to the following widths and otherwise the standards of the MPDC Development Manual:

- ~~Type 1 Collector Road to provide separate lanes / facilities for traffic, bicycles, parked vehicles and pedestrians for each direction of travel. (An acceptable solution is a carriageway with a total width of 13.6m within a road corridor of 22m).~~
- Type 2 Collector Road to provide separate lanes / facilities for traffic, parked vehicles and pedestrians for each direction of travel. (An acceptable solution is a carriageway with a total width of 10.6m within a road corridor of 20m).

~~p) Banks Road to be upgraded to meet the MPDC Development Manual.~~

~~q~~n) One of the connections onto Mangawhero Road may be via the existing formed entrance (labelled 5).

~~r~~o) A walking and cycling crossing facility of Burwood Road, in close proximity to the Kaimai Drive intersection (labelled 3), shall be designed and constructed to meet the expected forecast demands for pedestrians and cyclists and with consideration to the volume of traffic on Burwood Road.

~~q~~p) Integrated Transport Assessment(s) will be required to assess, taking into account the existing and consented environment and the entire FRPA, any wider network capacity and safety transport effects on the existing road and rail networks including the intersection of Burwood Road, Banks Road, Firth Street and State Highway 27 and the intersection of Burwood Road, Tower Road and State Highway 24 in

consultation with NZ Transport Agency, KiwiRail Holdings Limited (where any ITA recommendations affect the railway line) and Inghams Enterprises (NZ) Pty Ltd as part of any future plan change process.

~~t~~q) If any Integrated Transport Assessment recommends a State highway connection is appropriate and necessary to service any residential development within the Future Residential Policy Area, any new State highway intersections are to be designed and constructed in accordance with the NZ Transport Agency standards (NZ Transport Agency register of network standards and guidelines online) and approval.

9.4.2 Walking and Cycling Network

Subdivision and development within the Residential Zone and Future Residential Policy Area shall provide for an integrated walking and cycling network including connections to external amenities and corridors.

The network shall include but not be limited to:

~~a) Walking/Cycling connections to Firth Street (college) including crossings of Burwood Road, the railway line and State Highway 27, in consultation with the NZ Transport Agency and KiwiRail.~~

a) A walking and cycling crossing of Burwood Road in the vicinity of Tokotoko Parade shall be implemented prior to any subdivision and/or development within Area A marked on the Plan. The crossing location shall be determined in consultation with MPDC to ensure that it connects to Council's wider network improvements, including the planned crossing of the railway line and State Highway 27 connecting to Firth Street (college).

b) Walking/Cycling connections to Kaimai Drive and O'Sullivan Drive.

c) Walking/Cycling facilities shall be designed and constructed in accordance with NZ Transport Agency policies and standards (NZ Transport Agency register of network standards and guidelines- online) and Austroads Guide to Road Design Part 6A.

The contribution of particular subdivision and development proposals to the costs of the network, external to the Structure Plan area, shall be secured via consent conditions, or met by development contributions and/or through developer agreements. Walking and cycling network connections within the Structure Plan area shall be provided by the developer. Any re-zoning of FRPA land to Residential may include a requirement for specific components of the network to be established prior to residential development.

9.4.3 Wastewater Reticulation

Residential Zone

A wastewater connection into Council's 225 mm main, for the residentially zoned land, is available at the northwest corner of the site in the adjacent property. The residentially zoned land fronting Banks Road will be serviced through the residentially zoned land on and around Tokotoko Parade.

Future Residential Policy Area

It is anticipated that the land north of the residentially zoned land will be serviced via a separate wastewater connection at the Mangawhero Road frontage.

~~The land south of the residentially zoned land fronting Banks Road will be serviced through the residentially zoned land above.~~

9.4.4 Water Reticulation

Residential Zone

A connection to the main in Burwood Road at the intersection labelled 1 shall be provided in addition to a connection to the water line that runs from Banks Road through to Mangawhero Road at the point labelled 2. For the residentially zoned land fronting Banks Road, water reticulation shall also be provided to connect to the network in Banks Road. Trunk mains shall be provided to the boundaries on all collector roads.

Future Residential Policy Area

Water reticulation will be provided through the networks from Banks Road to Mangawhero Road connecting in with links from Burwood Road to complete the network.

9.4.5 Stormwater

Provision will need to be made for stormwater treatment and disposal on site or to an approved discharge point. The Structure Plan provides for stormwater retention ponds to be located on the rural land to the east of the Structure Plan area.

9.4.5A Neighbourhood Park

A neighbourhood park shall be vested in Council as public reserve in the general location of the indicative neighbourhood park shown on the Plan at the time of subdivision of that land. The neighbourhood park shall be located so that it has frontage to the collector road and to at least one local road. The size of the neighbourhood park shall be determined in consultation with Council based on consideration of stormwater and recreation/amenity requirements.

9.4.6 Developer Agreement

A developer agreement will be required to be entered into with Matamata-Piako District Council and Waikato Waters Limited prior to the granting of any resource consent application lodged prior to 1 July 2027 for subdivision and/or development within Area A marked on the Plan. The primary purpose of the developer agreement will be to ensure that funding and cost sharing of new and upgraded infrastructure required to service the subdivision/development is apportioned fairly ahead of review of Council's Development Contributions Policy.

A developer agreement may also be required in other circumstances for the provision of servicing and infrastructure upgrades and public open space required for subdivision and development within the Residential Zone or Future Residential Policy Area. This may include external or off site infrastructure, services and/or structures. Any developer agreement will provide for a proportional contribution to any infrastructure upgrades required to service the Banks Road to Mangawhero Road Structure Plan Area, and any contribution will be balanced against the effects of the development and the needs and timing of the existing environment and wider Structure Plan area. In addition, a review of Council's Development Contributions Policy may be required to fully inform the funding and cost sharing of new infrastructure.

9.4.7 Interface with Rural Land and Reverse Sensitivity.

The following measures will be adopted to address reverse sensitivity issues:

a) Conditions of residential subdivision consents shall require a reverse sensitivity/no complaints consent notice to be registered against the title for any new residential lot that is adjacent to land that is not subdivided or developed for residential use at the time of issue of title. The consent notice shall record the potential for rural activities ~~in the Rural Zone~~ to produce adverse amenity effects on residential activities, including noise, smell, dust and visual effects. The consent notice shall require owners and occupiers of the residential lot to accept, without complaint or opposition, the effects of rural activities that are permitted activities or are authorized by a resource consent. The condition and consent notice shall not apply after the residential development of the adjacent land.

b) A 10m yard shall be required along all external boundaries of the Residential Zone, except where the boundaries within Area A marked on the Plan adjoin a road or a reserve that is either existing or proposed as part of the subdivision that creates the residential lots. This shall be classified as a Boundary Activity as defined under the RMA.

c) Conditions of residential subdivision consents for part or all of Lot 3 DP 486913 shall require a consent notice to be registered against the title for any balance land which is subdivided from Lot 3 DP 486913 and remains available for rural land use. The consent notice shall require the occupier of that balance land to adopt recognized and proven methods to avoid or minimize any discharges of contaminants and noise, or other adverse amenity effects, to residential areas and to comply with any regulatory limits.

Other District Plan Rules

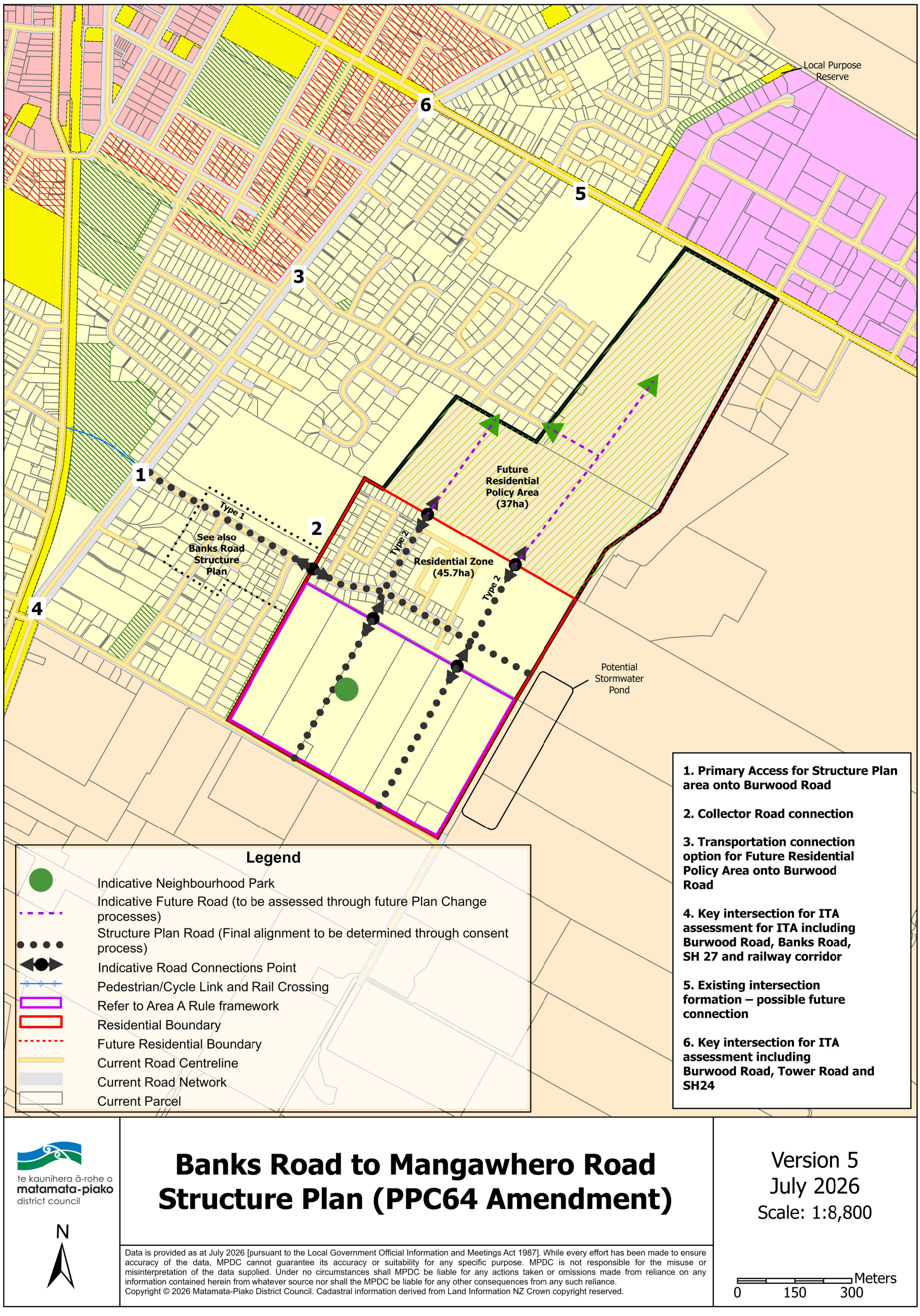
The Banks Road Structure Plan and specific District Plan rules and mechanisms are also relevant to subdivision and development within the Residential Zone. Refer District Plan for further details.

Advice Note: Subdivision consent applications that do not comply with the requirements of the Banks Road to Mangawhero Road Structure Plan are a non-complying activity under District Plan Rule~~s 6.1.7(c) and~~ 6.3.3(iii).

Part C – Maps and Plans

Amend Planning Maps 34 and 35 to remove the Rural zoning from the site and replace with a Residential zoning and to remove the Future Residential Policy Area overlay over the Plan Change site.

Amend the Banks Road to Mangawhero Road Structure Plan in Part C – Structure Plans in by replacing it with the plan on the following page.


Local Purpose Reserve
6
5
3
1
2
4
Type 1
See also Banks Road Structure Plan
Future Residential Policy Area (37ha)
Type 2
Residential Zone (45.7ha)
Type 2
Potential Stormwater Pond
Legend
Indicative Neighbourhood Park
Indicative Future Road (to be assessed through future Plan Change processes)
Structure Plan Road (Final alignment to be determined through consent process)
Indicative Road Connections Point
Pedestrian/Cycle Link and Rail Crossing
Refer to Area A Rule framework
Residential Boundary
Future Residential Boundary
Current Road Centreline
Current Road Network
Current Parcel
1. Primary Access for Structure Plan area onto Burwood Road
2. Collector Road connection
3. Transportation connection option for Future Residential Policy Area onto Burwood Road
4. Key intersection for ITA assessment for ITA including Burwood Road, Banks Road, SH 27 and railway corridor
5. Existing intersection formation – possible future connection
6. Key intersection for ITA assessment including Burwood Road, Tower Road and SH24
te kaunihera ā-rohe o matamata-piako district council
N
Banks Road to Mangawhero Road Structure Plan (PPC64 Amendment)
Version 5
July 2026
Scale: 1:8,800
Meters
0
150
300
Data is provided as at July 2026 [pursuant to the Local Government Official Information and Meetings Act 1987]. While every effort has been made to ensure accuracy of the data, MPDC cannot guarantee its accuracy or suitability for any specific purpose. MPDC is not responsible for the misuse or misinterpretation of the data supplied. Under no circumstances shall MPDC be liable for any actions taken or omissions made from reliance on any information contained herein from whatever source nor shall the MPDC be liable for any other consequences from any such reliance.
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1. SECTION 32 EVALUATION OF OBJECTIVES (S32(1)(a))

The objectives of PC64 are to:

1. Enable the Applicant to continue subdivision and development of Maea Fields beyond the current stages;
2. Provide for residential growth within the Banks Road to Mangawhero Road Structure Plan area in a manner that supports a well-functioning urban environment and meets the community's housing needs;
3. Ensure development within the Structure Plan area is integrated with infrastructure and delivers high-quality urban design outcomes, including amenity and connectivity; and
4. Support the efficient use of land and resources by enabling development that aligns with strategic growth planning and contributes to sustainable management of natural and physical resources.

The objectives of PC64 are the most appropriate way to achieve the purpose of the RMA for the following reasons:

- **Enabling housing and well-being:** The objectives promote residential growth in a planned manner, enabling people and communities to provide for their social, economic, and cultural well-being, and for their health and safety, consistent with section 5 of the RMA.
- **Alignment with strategic planning:** The objectives reflect the strategic direction set by the Future Proof Strategy and the District Plan's FRPA overlay, ensuring growth occurs in locations identified for urban expansion and in a timeframe that supports efficient resource use.
- **Integration with infrastructure and quality outcomes:** By requiring development to be integrated with infrastructure and to deliver high-quality urban design, the objectives help maintain and enhance environmental quality and amenity values, while avoiding, remedying, or mitigating adverse effects.
- **Efficient use of land and resources:** The objectives encourage development that optimises land within an identified growth area, reducing pressure on rural land and supporting compact urban form, which is consistent with sustainable management principles.
- **Recognition of Māori values:** The objectives acknowledge the importance of engaging with mana whenua and providing for their relationship with the land and resources, consistent with section 6(e) and Section 8 of the RMA.

Collectively, these reasons demonstrate that the objectives of PC64 promote the sustainable management of natural and physical resources and are therefore the most appropriate way to achieve the purpose of the RMA.

2. SECTION 32 EVALUATION ASSESSMENT OF OPTIONS (S32(1)(b))

Assessment of Options to Achieve Objectives

Table 1 – Overall Assessment of Alternatives

Section 32 – Alternatives, cost-benefit, efficiency and effectiveness, risk of not acting analysis (method to achieve objective)			
	Option 1 – Retain the status quo or do nothing	**Option 2 – Retain the status quo and progress non-complying resource consent applications**	**Option 3 – Rezone the PC64 site to enable residential development**
Costs	Environmental – there are minimal environmental effects associated with the existing rural use of the land. Economic – the numerous economic benefits associated with residential rezoning and development, such as a more efficient housing market and additional GDP contribution, would not be realised. The Applicant would not be able to continue developing Maea Fields beyond Stages 2 and 3. Social – there would be lost opportunities for the local community as the housing market would be less efficient (shortfall of supply) and there would be less choice of housing options. Additional GDP contribution and associated jobs would not arise. Cultural – no identifiable cultural costs.	Environmental – Option 2 would be an inefficient method of managing environmental effects associated with residential development, particularly given the plan change site has multiple landowners with the likelihood of piecemeal delivery of infrastructure and development. There would be relatively small costs associated with loss of high-quality soils. Economic – there would be high 'up front' costs to Applicants of obtaining resource consents with a high risk of resource consent applications being declined due to policy conflicts, representing high risk use of finance. Even if subdivision consents were granted, land use consents would also be required for development on individual lots, which would be inefficient and expensive. Option 2 would displace a small amount of land zoned for rural use. Rural use of the plan change site has an estimated GDP contribution of $800,000 and an estimated employment contribution of 5 FTEs. Social – would result in permanent, cemented loss of a small amount of rural land use, and associated amenity values, across the site if consents were successful (although this outcome has been anticipated through the FRPA	Environmental – there would be relatively small costs associated with loss of high-quality soils. Based on the assessments contained in technical reports prepared for the plan change, other environmental effects associated with residential zoning and development can be avoided, remedied and mitigated. Economic – there are significant costs to the Applicant of obtaining a plan change with subsequent costs to obtain resource consents for subdivision. Option 3 would displace a small amount of land zoned for rural use. Rural use of the plan change site has an estimated GDP contribution of $800,000 and an estimated employment contribution of 5 FTEs. Social – would result in permanent, cemented loss of a small amount of rural land use, and associated amenity values, across the site if successful (although this outcome has been anticipated through the FRPA and Future Proof). Cultural – potential for impacts on cultural significance of the site/wider area, although the CVA recognises that development can be undertaken in a way that protects/enhances the site's values.

		and Future Proof). Risk of decline of resource consents means it is less likely that social benefits of residential development would be realised. The quality of the development may be poorer due to the likelihood of a piecemeal approach. Cultural – potential for impacts on cultural significance of the site/wider area, although the CVA recognises that development can be undertaken in a way that protects/enhances the site's values.	
Benefits	Environmental – existing rural character and amenity and high-quality soils would be unaffected. Economic – there would be no financial costs associated with planning approvals or land development. Rural use of the plan change site has an estimated GDP contribution of $800,000 and an estimated employment contribution of 5 FTEs. Social – existing rural character and amenity would be retained. Cultural – no identifiable benefits.	Environmental –potential adverse effects of residential development could be managed through consent conditions but there would be high specificity and certainty of effects within each consent/stage due to the level of information that would be required to accompany resource consent applications. Economic – if consents were granted then there would be numerous economic benefits associated with residential development, including a more efficient housing market (addressing the future supply shortage), an expected increase in the supply of housing in a relatively affordable price range and an estimated additional GDP contribution of $80.1m with an additional 505 FTE jobs over Option 1. The Applicant would be able to continue developing Maea Fields beyond Stages 2 and 3. Social – there would be more frequent opportunities to challenge consent applications and address specific amenity concerns as stages come in for consenting. If consents were approved, opportunities for employment,	Environmental – Option 3 would enable holistic and comprehensive consideration and planning for the entire plan change site which is likely to lead to better development outcomes. In particular, infrastructure planning (roading and three waters) could be effectively and efficiently co-ordinated and integrated across the site and spatially planned within an amended Structure Plan. Economic – there would be numerous economic benefits associated with residential rezoning and development, including a more efficient housing market (addressing the future supply shortage), an expected increase in the supply of housing in a relatively affordable price range and an estimated additional GDP contribution of $80.1m with an additional 505 FTE jobs over Option 1. The Applicant would be able to continue developing Maea Fields beyond Stages 2 and 3. The regulatory costs for Option 3 would be less than for Option 2. Social – holistic and comprehensive consideration and planning for the entire plan change site is likely to lead to better development outcomes. Opportunities for employment, additional GDP

		additional GDP contributions and a more efficient housing market would benefit the local community. **Cultural** – opportunity for mana whenua consultation and input into individual resource consent applications. Would contribute to affordable housing outcomes supported by mana whenua. Opportunity for cultural design inputs, naming etc.	contributions and a more efficient housing market would benefit the local community. **Cultural** – opportunity for mana whenua consultation and input into the private plan change. Would contribute to affordable housing outcomes supported by mana whenua. Opportunity for cultural design inputs, naming etc.
Effectiveness / efficiency	Objectives not achieved.	Somewhat effective if consent applications were to be successful and could address the plan change objectives. However, there is a high risk of consents being declined and the consenting framework would be highly inefficient. Option 2 has a lack of certainty around development outcomes. Option 2 is also ineffective in terms of a piecemeal approach which could compromise the objectives for a well-functioning urban environment, an integrated approach to infrastructure and high-quality urban design outcomes.	Option 3 would address the objectives of the plan change, in a structured and certain manner, making it both effective and efficient.
Risk of acting/not acting – uncertain or insufficient information	The information available is sufficient to provide an informed assessment of the planning alternatives and costs and benefits.		
Preferred option	Option 3 is the most efficient way of ensuring District Plan integrity, giving the community, landowners within the plan change site and MPDC surety over intended environmental outcomes for the site, effectively providing for the growth of Matamata (including a well-functioning urban environment and an integrated approach to infrastructure), addressing residential land supply requirements and achieving the growth outcomes intended by the FRPA and Future Proof.		

Table 2 – Overall Assessment of Zoning Approach

Section 32 – Alternatives, cost-benefit, efficiency and effectiveness, risk of not acting analysis (zoning alternatives)		
	Option 1 – Residential Zone	Option 2 – Medium Density Residential Zone
Description	• Applying the existing Residential Zone provisions from the District Plan to the plan change site with changes to standards as required to enable intended development outcomes to be achieved. The changes to standards are evaluated in Table 3 below. Key changes that are proposed are reduction of the minimum lot size/density from 450m^2 to 400m^2 (with 450m^2 minimum along Banks Road) and the introduction of Comprehensive Residential Development rules requiring land use and subdivision consents for residential development/lots between 325-399m^2. Those changes will apply to 'Area A' which is the plan change site. • Changes to the Banks Road to Mangawhero Road Structure Plan.	• Applying the existing Medium Density Residential Zone (MDRZ) provisions from the District Plan to the plan change site. • Changes to the Banks Road to Mangawhero Road Structure Plan.
Costs/benefits	Environmental – meets the objective of enabling residential development in a manner that aligns with strategic growth planning (including at a density that achieves the applicable minimum density targets in Future Proof). The density that is proposed to be enabled is also consistent with recent development of Maea Fields which is on land zoned Residential. Environmental effects can be effectively managed through the District Plan provisions and the amended Structure Plan, including for development on lots between 325-399m^2 which would be subject to a consenting process. The 450m^2 minimum lot size along Banks Road would provide an appropriate interface to the Rural zoned land opposite. Economic – the Residential Zone and amended Structure Plan would provide a high level of certainty to developers, Council and the community as to the expected outcomes across the site. The rules/standards would ensure that most residential development could occur as a Permitted Activity following subdivision so unnecessary/excessive consenting costs would be avoided. By	Environmental – the density of development that is anticipated and provided for under the MDRZ provisions is higher than the density that is illustrated on master planning for the site, and higher than the density of surrounding residential areas, including Maea Fields. The MDRZ would result in the potential for density outcomes which could change the residential character of the surrounding area. Economic – the only additional economic benefit relative to Option 1 is that land use consents would typically not be required for detached dwellings on lots between 325-399m^2 so regulatory costs would be reduced. Social – the MDRZ would enable a level of density which is not in keeping with surrounding residential areas. Cultural – no specific cultural issues or benefits/costs identified.

	enabling minimum density targets to be achieved, the zone would make efficient use of the land. **Social** – the Residential Zone and amended Structure Plan would provide improved certainty of outcomes for developers, Council and the community around land use expectations. The density that would be enabled is appropriate and in keeping with the character of the neighbouring Maea Fields development which is on Residential zoned land. It would also achieve suitable character outcomes in relation to the interface with surrounding Rural zoned land. **Cultural** – no specific cultural issues or benefits/costs identified.	
Effectiveness/ efficiency	• The Residential Zone, and most of the associated rules/standards, are appropriate and well-suited to the intended master planning and planned strategic growth outcomes for the plan change site. The proposed development form is consistent with a suburban scale and subdivision pattern. The majority of lots are expected to be above 400m^2 with the predominant housing typology being standalone detached dwellings. • Bespoke rules/standards can be introduced for Area A within the Structure Plan area. This is an efficient approach which would not compromise District Plan integrity. The changes are necessary and important to ensure the minimum density targets in Future Proof can be achieved. • The existing Residential Zone provisions are not in accordance with the National Planning Standards. However, it would be inefficient to prepare a new General Residential Zone chapter for the plan change site alone. Doing so would result in the Structure Plan area having two different residential zonings, which would be inefficient and ineffective.	• The MDRZ issues statement says *"The purpose of the Medium Density Residential Zone is to provide areas for medium density residential development with a mixture of detached, semi-detached housing and terraced housing options."* The minimum lot size in the MDRZ is 325m^2 with lots between 273-324m^2 provided for as a Discretionary Activity. Based on master planning, some smaller residential lots (325-399m^2) are anticipated and expected to be developed within parts of the plan change site, which may include some attached dwelling typologies. However, most lots are expected to be 400m^2 plus with the predominant housing typology being detached dwellings. Lots less than 325m^2 are not anticipated. The proposal is not considered to be medium-density so it is not suited to a MDRZ. • Adopting the MDRZ would result in the Structure Plan area having two different residential zonings, which would be inefficient and ineffective. This is particularly the case as the density outcomes that are proposed to be enabled for the plan change site are similar to the adjoining Maea Fields development, which is zoned Residential.
Risk of acting/not acting – uncertain or insufficient information	The information available is sufficient to provide an informed assessment of the planning alternatives and costs and benefits.	
Preferred option	Option 1 (Residential Zone) is the most appropriate way of achieving the objectives of the plan change and the District Plan.	

Table 3 – Standards

Section 32 – Objectives Assessment of Standards			
Density/lot size			
	Option 1 – Utilise existing density/lot size standards for the Residential Zone	Option 2 – New density/lot size standards for the Banks Road to Mangawhero Road Structure Plan area	Option 2A - New density/lot size standards for the PC64 site (Area A)
Description	Adopt the existing 450m^2 minimum net site area density standard (Rule 3.1.2) and the existing 450m^2 minimum net lot size (Rule 6.1.1(b)).	Adopt a 400m^2 minimum net site area density standard, 400m^2 minimum net lot size standard and 450m^2 net site/lot area standard along Banks Road (amended Rule 3.1.2 and new Rule 6.3.17) for the Residential Zone within the Mangawhero Road Structure Plan area.	Adopt a 400m^2 minimum net site area density standard, 400m^2 minimum net lot size standard and 450m^2 net site/lot area standard along Banks Road (amended Rule 3.1.2 and new Rule 6.3.17) for the PC64 site only and identify that land as Area A on the amended Structure Plan.
Costs/benefits	Environmental – the existing net site area standards are tried and tested in the district for residential land uses, giving rise to known and familiar character and amenity outcomes. Adopting this standard would enable consistency with most other residential areas across the district and would be likely to result in a low density of development which could have perceived amenity/character benefits for some people. However, it would also result in less efficient and therefore more dispersed urban form relative to other options that enable a more compact urban form with environmental consequences including more productive rural land being taken up to meet future housing demand and higher car dependency. Economic – there would be a lower yield which would result in higher development costs per dwelling. This, combined with larger land areas per lot, would translate into higher lot prices and lower housing affordability. The more dispersed urban form would also result	Environmental – this option would provide opportunities to increase density in accordance with the density targets in Future Proof which would enable a more compact urban form and more efficient use of land. 400m^2 is ample room to accommodate standalone detached dwelling on each lot, as well as outdoor living, service area and car parking requirements so an appropriate standard of amenity and character would still be provided. A 450m^2 minimum net site/lot size along Banks Road would achieve an appropriate interface with the Rural zone opposite. There are environmental benefits with a more compact urban form, including less productive rural land being taken up to meet future housing demand and reduced car dependency. Economic – the higher yield would result in lower development costs per dwelling. This, combined with smaller land areas per lot, would translate into lower lot prices and better housing affordability. The more compact urban form would also result in better infrastructure	Same costs/benefits as for Option 2 but only applicable to the PC64 site/Area A.

	in reduced infrastructure efficiency and more productive rural land being taken up to meet future housing demand. Alternatively, if resource consents are sought for non-complying development (i.e. smaller lot sizes) as has occurred at Maea Fields then there is a potential economic cost associated with the additional and more complex consenting processes. Social – some people may perceive larger lots to result in better character and amenity outcomes, although there are also social costs to a more dispersed urban form like reduced accessibility. Cultural – no specific cultural issues or benefits/costs identified.	efficiency and less productive rural land being taken up to meet future housing demand. The consent process is likely to be more efficient, with lower likelihood of consents being sought for non-complying lot sizes. Social – some people may perceive smaller lots to result in worse character and amenity outcomes, although there are also social benefits to a more compact urban form like better accessibility. Cultural – no specific cultural issues or benefits/costs identified.	
Effectiveness/ efficiency	Option 1 would result in less efficient use of the land resource compared to Options 2 and 2A, higher per lot development costs and reduced housing affordability. Keeping this in context, the difference is 50m^2 per lot (i.e. 450m^2 compared to 400m^2) so the benefits and costs are not substantially different. However, recent development at Maea Fields proves demand for <450m^2 lots, and MPDC has been willing to grant consents for these lots. There are efficiency benefits to be gained from having a consenting process that more readily enables these outcomes and Option 1 would not provide this.	Option 2 would result in more efficient use of the land resource compared to Option 1, lower per lot development costs and better housing affordability. Keeping this in context, the difference is 50m^2 per lot (i.e. 400m^2 compared to 450m^2) so the benefits and costs are not substantially different. However, recent development at Maea Fields proves demand for <450m^2 lots, and MPDC has been willing to grant consents for these lots. There are efficiency benefits to be gained from having a consenting process that more readily enables these outcomes and Option 2 would provide this. Option 2 also has the benefit over Option 2A of ensuring a consistent density approach across the entire Structure Plan area. This would initially be for the PC64 and Maea Fields site,	The only difference relative to Option 2 is that Option 2A would limit the density changes to the PC64 site/Area A only. While this would result in an inconsistent density approach across the Structure Plan area, limiting the changes to the PC64 site would avoid the risk of landowners within the existing Residential Zone area being subject to changes that they would not have originally foreseen. Furthermore, the entire Residential Zone is already subject to resource consents so applying the provisions to that land could have minimal benefits. Following discussions with MPDC staff, this is their preferred approach.

		but eventually it could also extend to the remaining FRPA when that land is rezoned in future.	
Risk of acting/not acting – uncertain or insufficient information	The information available is sufficient to provide an informed assessment of the planning alternatives and costs and benefits.		
Preferred option	Option 2A is the most appropriate way to achieve the Plan Change objectives. It would be consistent with strategic growth planning requirements by enabling the density targets in Future Proof to be met for future development of this undeveloped land and it would achieve efficient use of land, a well-functioning urban environment and high-quality urban design outcomes. It would also efficiently and effectively enable the Applicant to continue the existing form of development from Maea Fields into the Plan Change site. It is also understood to be MPDC's preferred approach.		
Dwellings/lots less than the minimum density/lot size			
	Option 1 – Rely on the Residential Infill Standards for dwellings/lots less than the minimum density/lot size	Option 2 – New Comprehensive Residential Development standards for the Banks Road to Mangawhero Road Structure Plan area	Option 2A – New Comprehensive Residential Development standards for the PC64 site (Area A)
Description	The plan change site is not within the mapped Residential Infill overlay. Consents for dwellings/lots less than the minimum lot size would need to be sought as Non-Complying Activities (the same approach that has been taken for Maea Fields Stages 1-3 consents).	Create a new Comprehensive Residential Development consenting pathway for the Banks Road to Mangawhero Road Structure Plan area as a Restricted Discretionary Activity for dwellings/lots less than the minimum lot size of 400m^2 with urban design performance standards that are the same as the standards for Residential Infill development, including a minimum net lot size/site area of 325m^2. Make Comprehensive Residential Development a Discretionary Activity where it fronts Banks Road.	Create a new Comprehensive Residential Development consenting pathway for the PC64 site/Area A as a Restricted Discretionary Activity for dwellings/lots less than the minimum lot size of 400m^2 with urban design performance standards that are the same as the standards for Residential Infill development, including a minimum net lot size/site area of 325m^2. Make Comprehensive Residential Development a Discretionary Activity where it fronts Banks Road.
Costs/benefits	**Environmental** – although consents have been granted for 'residential infill' development at Maea Fields, as a Non-Complying Activity there remains a risk of these consents being declined which would impact on the ability to deliver lots/dwellings on sites <400m^2. If these consents weren't able to be obtained then the lower density of development that would result from all development needing to be on lots >400m^2	**Environmental** – the increased density of development that would result from a mix of Comprehensive Development Lots and lots >400m^2 could have perceived amenity/character benefits for some people. However, the proposed standards and the Restricted Discretionary consenting process for Comprehensive Development Lots would help to ensure appropriate character and amenity outcomes are achieved. There are	The only difference relative to Option 2 is that Option 2A would limit the Comprehensive Residential Development changes to the PC64 site/Area A only. While this would result in an inconsistent density approach across the Structure Plan area, limiting the changes to the PC64 site would avoid the risk of landowners within the existing Residential Zone area being subject to changes that they would not have originally foreseen. Furthermore, the entire

	could have perceived amenity/character benefits for some people. However, it would also result in less efficient and therefore more dispersed urban form with environmental consequences including more productive rural land being taken up to meet future housing demand and higher car dependency. There would also be less housing choice (i.e. different typologies). Economic – if consents for lots/dwellings <400m^2 are declined there would be a cost to Applicants and a lower development yield which would result in higher development costs per dwelling. This, combined with larger land areas per lot, would translate into higher lot prices and lower housing affordability. The more dispersed urban form would also result in reduced infrastructure efficiency and more productive rural land being taken up to meet future housing demand. Alternatively, if resource consents sought for non-complying 'residential infill' development are routinely approved (as has occurred at Maea Fields) then there is a potential economic cost associated with unnecessarily complex consenting processes. Social – some people may perceive larger lots to result in better character and amenity outcomes, although there are also social costs to a more dispersed urban form like reduced accessibility. There are potential social costs if a variety of housing typologies is not provided for.	environmental benefits with a more compact urban form, including less productive rural land being taken up to meet future housing demand and reduced car dependency. The Discretionary Activity status for Comprehensive Residential Development fronting Banks Road signals a more difficult consenting process and would ensure unrestricted discretion to allow effects to be appropriately assessed and managed. Economic – the higher yield enabled by the option for Comprehensive Development Lots would result in lower development costs per dwelling. This, combined with smaller land areas per lot, would translate into lower lot prices and better housing affordability. The more compact urban form would also result in better infrastructure efficiency and less productive rural land being taken up to meet future housing demand. The consent process is likely to be more efficient than Option 1 and the Restricted Discretionary Activity status (except for Comprehensive Residential Development fronting Banks Road) would provide better certainty for Applicants. Social – some people may perceive smaller lots to result in worse character and amenity outcomes, although there are also social benefits to a more compact urban form like better accessibility and a greater variety of housing typologies and price points to meet different needs. Cultural – no specific cultural issues or benefits/costs identified.	Residential Zone is already subject to existing resource consents for Maea Fields so applying the provisions to that land could have minimal benefits. Following discussions with MPDC staff, this is their preferred approach.

	Cultural – no specific cultural issues or benefits/costs identified.		
Effectiveness/ efficiency	Option 1 would result in less efficient use of the land resource compared to Options 2 and 2A, higher per lot development costs and reduced housing affordability. There are efficiency benefits to be gained from having a consenting process that more readily enables dwellings on a net site area of 325-399m^2 and Option 1 would not provide this.	Option 2 would result in more efficient use of the land resource compared to Option 1, lower per lot development costs and better housing affordability. There are efficiency benefits to be gained from having a consenting process that more readily enables dwellings on a net site area of 325-399m^2 and Option 2 would provide this. Option 2 also has the benefit over Option 2A of ensuring a consistent approach to Comprehensive Residential Development across the entire Structure Plan area. This would initially be for the PC64 and Maea Fields site, but eventually it could also extend to the remaining FRPA when that land is rezoned in future. This is a more effective and efficient approach than limiting the Comprehensive Residential Development standards to the PC64 site only.	The only difference relative to Option 2 is that Option 2A would limit the Comprehensive Residential Development changes to the PC64 site/Area A only. While this would result in an inconsistent density approach across the Structure Plan area, limiting the changes to the PC64 site would avoid the risk of landowners within the existing Residential Zone area being subject to changes that they would not have originally foreseen. Furthermore, the entire Residential Zone is already subject to existing resource consents for Maea Fields so applying the provisions to that land could have minimal benefits. Following discussions with MPDC staff, this is their preferred approach.
Risk of acting/not acting – uncertain or insufficient information	The information available is sufficient to provide an informed assessment of the planning alternatives and costs and benefits.		
Preferred option	Option 2A is the most appropriate way to achieve the Plan Change objectives. It would be consistent with strategic growth planning requirements by enabling the density targets in Future Proof to be met for future development of this undeveloped land and it would achieve efficient use of land, a well-functioning urban environment and high-quality urban design outcomes. It would also efficiently and effectively enable the Applicant to continue the existing form of development from Maea Fields into the Plan Change site. It is also understood to be MPDC's preferred approach.		
Schedule of works and Structure Plan map for the Banks Road to Mangawhero Road Structure Plan area			
	Option 1 – Consequential/minor changes only to the schedule of works and Structure Plan map	**Option 2 – Broader changes to the schedule of works and Structure Plan map**	
Description	Consequential and minor changes to Appendix 9.4 and the Structure Plan map,	• Consequential changes to Appendix 9.4 and to the Structure Plan map to reflect the rezoning of the plan change site and its removal from the FRPA.	

	including to reflect the rezoning of the plan change site and its removal from the FRPA.	• Add Area A to the Structure Plan so that it is clear where specific density and Comprehensive Residential Development standards apply. • Amend the collector road standards so that both collector roads are required to be 20m wide (rather than 20m and 22m). • Add new standards for local roads (17-18m). • Add standards and timing requirements for Banks Road urban upgrades. • Add an indicative neighbourhood park to the Structure Plan. • Amend the rural reverse sensitivity setbacks and consent notice requirements so they don't apply where a site in Area A adjoins a reserve or a road.
Costs/benefits	Environmental – would ensure that the Residential zoned land continues to be supported and informed by a Structure Plan so that development occurs in an integrated way. Economic – the updated Structure Plan would improve certainty on required outcomes for landowners, developers, Council and the local community and would reduce the likelihood of potentially expensive disputes. Holistic and integrated infrastructure solutions would have economic efficiencies and would enable options for joint funding (e.g. through the Council's LTP/DC Policy or by co-ordination between landowners). Social – the updated Structure Plan would promote integration and connectivity between developments and between existing and future urban areas which would contribute to a well-functioning urban environment. Cultural – no significant cultural issues or benefits/costs identified.	Environmental – would ensure that the Residential zoned land continues to be supported and informed by a Structure Plan so that development occurs in an integrated way. The new references to the indicative neighbourhood park would require a public park in the indicative location shown which would assist with ensuring stormwater runoff is effectively managed to protect the receiving environment. Reverse sensitivity setbacks and consent notices are not required to mitigate any environmental effects where land adjoins a reserve or road (which provides an effective setback to rural uses). Economic – the updated Structure Plan would improve certainty on required outcomes for landowners, developers, Council and the local community and would reduce the likelihood of potentially expensive disputes. Holistic and integrated infrastructure solutions would have economic efficiencies and would enable options for joint funding (e.g. through the Council's LTP/DC Policy or by co-ordination between landowners). The collector road and local road standards would ensure that the roads are vested at a width suitable for their intended purpose (as agreed with MPDC for Maea Fields) without taking up more land than is necessary. The indicative neighbourhood park would create good opportunities for additional density to be delivered in and around that part of the site. Removing the requirement for reverse sensitivity setbacks and consent notices where land adjoins a reserve or road in Area A would enable more efficient use of that land by avoiding unnecessary constraints. Social – the updated Structure Plan would promote integration and connectivity between developments and between existing and future urban areas which would contribute to a well-functioning urban environment. The indicative neighbourhood park that is referred to would provide recreational and amenity opportunities for future residents by ensuring good access to public open space and an important and central area where the community can gather and interact.

		Cultural – the indicative neighbourhood park would provide good opportunity for cultural design input, as has occurred recently for a similar neighbourhood park in Maea Fields. No other specific cultural issues or benefits/costs identified.
Effectiveness/ efficiency	Option 1 amends the existing Structure Plan which is an effective and efficient approach. However, by only making the bare minimum changes it would be less effective than Option 2.	Option 2 amends the existing Structure Plan which is an effective and efficient approach. The changes to the collector road and local road standards, the new references to an indicative neighbourhood park and the amendments to the reverse sensitivity requirements would improve the efficiency of use of the land and would contribute to a well-functioning urban environment.
Risk of acting/not acting – uncertain or insufficient information	The information available is sufficient to provide an informed assessment of the planning alternatives and costs and benefits.	
Preferred option	Option 2 is the most appropriate way to achieve the Plan Change objectives because it would support a well-functioning urban environment, ensure development is integrated with infrastructure and delivers high-quality urban design outcomes and supports the efficient use of land and resources.	

Banks Road Residential Rezoning

Proposed Plan Change 64

Urban Design Assessment

Prepared for KA Matamata Limited Partnership

18/02/2026



RESET

Document Control

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Project:	Banks Road Residential Rezoning
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(Cover photograph: Site Aerial Image)

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1 INTRODUCTION

Reset Urban Design Limited ('Reset') has been engaged by KA Matamata Limited Partnership ('the Applicant') to undertake an Urban Design assessment (UD assessment) in support of a Plan Change Request ('Plan Change 64/PC64') for a 26.3-hectare site located at 61–117 Banks Road ('Site') in Matamata.

Situated within the Future Residential Policy Area ('FRPA'), PC64 seeks to rezone approximately 26.3 hectares of rural land to Residential Zone to enable future residential development.

The Applicant, which is also the developer of the ongoing Maea Fields development adjoining the Site, is currently in hold of 8.6 hectares of land, with the balance of land within the Plan Change area owned by other landowners.

An indicative masterplan ('Masterplan') has been prepared by Reset to support PC64. The Masterplan provides diagrammatic analyses of the Site and its context, an opportunities and constraints analysis, an indicative masterplan layout for the Plan Change area and associated landuse and yield metrics.

A full description of the proposed PPC is provided in the Assessment of Effects and Section32 Evaluation Report (prepared by Monocle). This report focuses particularly on the urban design aspects relating to the Plan Change.

The purpose of this UD assessment is to provide a comprehensive assessment of the proposed Plan Change including an analysis of the Site within its local and statutory context, and an evaluation of its urban design performance against relevant strategic directions, planning policies and objectives and general urban design best practice principles.

Reset's urban design input to the PC64 has involved the following:

- A site visit to the Plan Change area and the surrounding neighbourhood;
- Desktop research, mapping and review of aerial photographs, topographic, hydrological, landscape and built environment conditions;
- A review of relevant national, regional and district statutory and strategic planning documents, including the National Policy Statement on Urban Development (NPS-UD), Future Proof Strategy 2024-2054 ('Future Proof') and Operative Matamata-Piako District Plan ('MPDP');
- Development of the Masterplan and preparation of relevant documentation for PC64;
- An iterative review of the proposed PC64 provisions with recommendations fed back into the final document.

This UD assessment relies on the following reports and documents:

- Proposed Amendments to Operative Matamata-Piako District Plan Provisions ('Plan Change/ PC64 provisions') (by Monocle, February 2026)
- Assessment of Environmental Effects and Section 32 Evaluation Report (by Monocle, February 2026)
- Masterplan Report (by Reset, February 2026)

2 SITE ANALYSIS

2.1 Location and Sub-regional Context

The Plan Change Site is located at the southeastern urban fringe of Matamata, one of three main towns within the Matamata- Piako District alongside Morrinsville and Te Aroha, in the Waikato region. Situated at the centre of the 'golden triangle of Auckland, Hamilton and Tauranga, Matamata-Piako is well-connected to these major population and employment centres.



Figure 1 - Site Location

Matamata is within easy driving distance of Hamilton (60km) and Tauranga (45km) and is traversed by the East Coast Main Trunk railway line which is a key freight corridor that runs from Hamilton through Morrinsville and Matamata before continuing on to Tauranga. Matamata is well known for the Hobbiton Movie Set that attracts local visitors and international tourists.

Matamata is situated on a broad and level valley floor in the upper part of the basin of the Piako and Waihou Rivers and is framed by the Kaimai Range to the east and Peria Hills to the west. The town lies roughly midway between the Waihou River to the east and the Waitoa River, a tributary of the Piako River, to the west.

Matamata-Piako District is expected to experience significant growth over the next 30 years with the population of Matamata and its surrounding hinterland projected to increase from 9,580 in 2018 to around 12,630 by 2055.[1] According to the Future Proof Strategy, approximately 7700

[1] Page 6, Housing Assessment 2022, Matamata – Piako District Council (June 2022).

additional dwellings will be needed across the district from 2022 to 2052, with additional capacity to be provided through both greenfield and infill development within the main towns.[2] The Future Residential Policy Area in Matamata plays a pivotal role in providing additional residential zoning over the medium to long term, where Future Proof identifies a shortfall in housing capacity.[3] A plan change is required for rezoning the land within the FRPA.

The Economic Assessment for PC64 addresses supply and demand for housing in Matamata in further detail.

2.2 The Site

The Plan Change Site is rectangular in shape and comprises eight separate titles with a total land area of approximately 26.3 hectares. The applicant owns approximately 8.6 ha of land (Lot 1 DP 595077, Lot 2 DP 595077) within the Plan Change Site. The Site is currently in predominant grazing land and contains a residential dwelling on each property. It has an approximately 629m long road frontage to Banks Road along its southwestern boundary.



Figure 2 - Site Context Plan

The site features flat pastoral land with established shelterbelts and tree lines along the existing property boundaries. Mature exotic trees are scattered within several properties, particularly at 61, 81, 93, and 103 Banks Road. There are no significant vegetation, notable landscape features and natural waterways within the Site.

The existing built character of the Site comprises a number of main residential dwellings and ancillary sheds/structures associated with the rural activities. The section of Banks Road fronting the Site is typically a rural street that features a two-way, non-kerb carriageway with open grass edges on both sides. To the west of the site, the northern side of Banks Road has been updated to an urban standard which incorporates formal kerbing and a footpath as a result of urban subdivisions between Burwood Road and O'Sullivan Drive.

[2] Page 98, Future Proof Strategy 2024-2054
[3] Page 101, Future Proof Strategy 2024-2054



Figure 3 - View of Banks Road along the Site's boundary looking towards east

2.3 Surrounding Context

The evolving character along Banks Road presents a mix of streetscape and built forms, including traditional low-density development with large single-storey dwellings on spacious sections of approximately 1500–2000m², more recent urban residential development on lots of around 800-1000m², and predominant rural lifestyle blocks together with grazing paddocks on the southern side of Banks Road. (Refer to images below)



Figure 4 - View of rural activities along the southern side of Banks Road

To the immediate west, the Site adjoins a row of residential neighbours on O'Sullivan Drive. These neighbouring sites comprise detached family homes on lots averaging 800-1000m^2 with building footprints between 250-300m^2. A 10m wide reserve provides an open lawn buffer between the Site and the adjacent residential properties. The reserve connects with O'Sullivan Drive via a linear open space (O'Sullivan Reserve) located between 12 and 14 O'Sullivan Drive.



Figure 5 - Reserve along the Site's western boundary



Figure 6 - O'Sullivan Reserve

Further to the west, the residential neighbourhood is characterised by predominantly single-storey standalone houses on lots of typically 800-1000m^2 interspersed by two-storey dwellings and a number of smaller lots less than 400m^2 (31B, 33B, 39B O'Sullivan Drive) that reflects the changing needs of the recent housing market.

To the immediate north, is the on-going Maea Fields development, a masterplanned residential neighbourhood comprising a total of 265 residential lots with consented sizes ranging from 325m^2 to 687m^2 and an average size of around 450m^2.

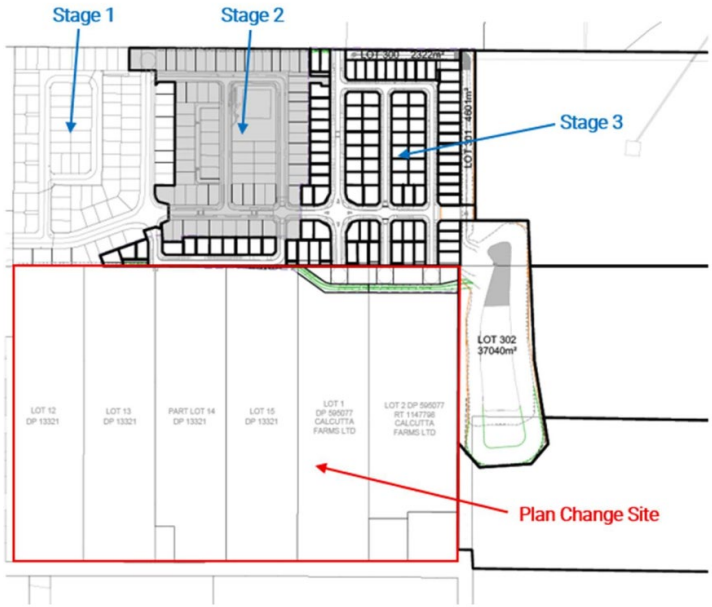

Figure 7 - Consented Maea Fields Development (by Monocle)

The Maea Fields development area is transitioning from a rural character to an urban subdivision. In urban design terms, the completed Stage 1 and the on-going Stages 2 and 3 have provided: a 22m (the section between Burwood Road and Maea Fields is 20m) collector road (Tokotoko Parade) providing a key west-east connection throughout Maea Fields; a network of local roads and potential future connections; a diversity of residential dwellings/lots including smaller lots

between 325m^2 to 450m^2; and a consented stormwater park in a central location including a playspace.

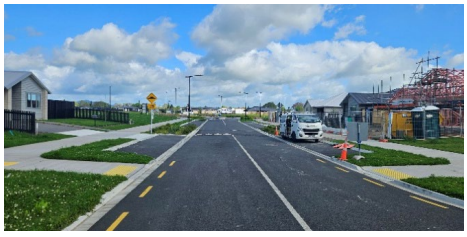

Figure 8 - View of Tokotoko Parade looking from Stage 2 towards the roundabout with Tūwaewae Drive



Figure 9 - Buildings along Tūwaewae Drive

Within the surrounding residential context, the Longlands retirement village located to the west of Maea Fields, exhibits an increase of density, with a large portion of single-storey duplex dwellings established both within the gated village and along Tokotoko Parade. The development also includes standalone homes and single-level apartment units. Two designated caravan parking areas associated with the retirement village are located along Tokotoko Parade, adjoining Maea Fields and the Plan Change Site respectively.

Adjoining the Site to the east is a large stormwater pond area which is intended to be extended to accommodate additional capacity for the subsequent subdivisions within the surrounding area.



Figure 10 - Stormwater pond area along the Site's eastern boundary

Land further to the east of the Site and beyond Maea Fields to the north is predominantly used for grazing with scattered rural residential properties.

Opposite the Site across Banks Road, the rural zoned land contains a mix of pastoral paddocks and rural residential uses. The Matamata Racing Club, occupying a large land area approximately 280m from Banks Road, is a notable rural feature that contributes to Matamata's equine and racing community. Several properties surrounding the racecourse have also been developed to provide facilities and services related to horse activities.

2.4 Planned Urban Environment

The Plan Change Site is currently zoned Rural and is within the Future Residential Policy Area ('FRPA') identified in the Operative Matamata-Piako District Plan ('MPDP'). The Site also form part of the Banks Road to Mangawhero Road Structure Plan ('Structure Plan') area.

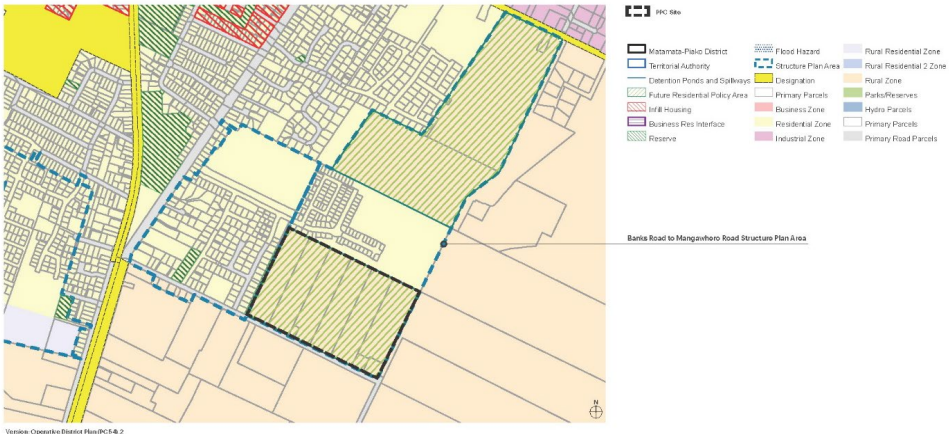

Figure 11 - Operative District Plan Zoning and Structure Plan Extent (Site in dashed black lines)

The Structure Plan covers approximately 83ha of land on the eastern urban edge of Matamata between Banks Road and Mangawhero Road and includes 19.4ha of Residential zoned land (the Maea Fields site) and 63.3ha of Rural land with a FRPA overlay.

The Structure Plan area has been strategically planned for progressive residential development to accommodate future housing growth in Matamata. With the ongoing Maea Fields development and recent subdivisions extending around Kaimai Drive, urban development has now reached the periphery of the FRPA. Enabling residential zoning within the Plan Change Site is considered appropriate and logical, given the evolving urban context of the surrounding area and the strategic intent of the Structure Plan area to accommodate residential growth in an identified greenfield location.



Figure 12 - Recent Greenfield Developments in Matamata (Site highlighted in red)

A number of recent greenfield developments around the urban–rural interface reflect the typical pattern of urban expansion in Matamata, where growth has extended from well-established urban areas into adjoining rural land that is identified suitable for urban activities. These include the Tower Road Development Area at the northeastern edge of the township, the Parkside Villas retirement village at the western edge, subdivisions around Peakedale Drive and Hampton Terrace (within in Eldonwood South Development Area) at the southwestern urban boundary. A further illustration of residential growth in greenfield areas within Matamata is the proposed Ashbourne development, a masterplanned 125-hectare project incorporating residential, retirement living, and commercial uses along the southwestern urban fringe. The Ashbourne development application is currently being progressed under the Fast-track Approvals Act 2024 (FTAA).

Overall, based on the existing and evolving urban characters within the immediate and surrounding context of the Site, and in consideration of the FRPA in the strategically planned greenfield location, enabling residential zoning within the Plan Change Site represents a logical next step that aligns well with the existing and planned future environment.

3 PLANNING CONTEXT

3.1 National Policy Statement on Urban Development 2020

The National Policy Statement Urban Development ('NPS-UD') identifies the Matamata-Piako District Council as a Tier 3 local authority. In the context of the Plan Change Area, key strategic directions set out in the NPS-UD relevant to urban design include: enabling a variety of housing typologies, increasing residential capacity to meet future housing needs, and contributing to a well-functioning urban environment and housing affordability.

3.2 Future Proof Strategy 2024-2054

The Future Proof Strategy ('Future Proof') is a 30-year growth management and implementation plan for Hamilton, Matamata-Piako, Waipā and Waikato sub-region. The strategy provides a framework to manage growth in a staged and coordinated manner and to address complex planning issues.

Future Proof adopts a compact and concentrated approach to growth, with future development focused both within existing urban areas through infill and intensification, and around key growth areas through greenfield development. The FRPA in Matamata is a medium-term (2020-2030) development area.

For Matamata-Piako District, there is insufficient housing capacity in medium (2022-2035) and long term (2022-2055). This shortfall is intended to be addressed through the Future Residential Policy Area which will require rezoning via a plan change to release the additional residential land.

To enable densities commensurate to levels of accessibility and relative housing demand in specific location, Future Proof defines target residential densities for greenfield development and identified intensification areas. Table 9 sets out that the net target density to be achieved in Matamata is **20-25 dwellings per hectare**. Net density is defined as excluding roads, open spaces and non-residential uses.

3.3 The Waikato Regional Policy Statement

The Waikato Regional Policy Statement (Waikato Regional Policy Statement Proposed Change 1 - National Policy Statement on Urban Development 2020 and Future Proof Strategy update, 'RPS')

provides policies and a range of methods to achieve integrated outcomes for the region region's natural and physical resources.

In urban design terms, key objectives and policies that are most relevant to the Plan Change area are outlined as followed.

Objective *UFD-O1 – Built environment* under UFD – Urban form and development requires:

> *Development of the built environment (including transport and other infrastructure) and associated land use occurs in an integrated, sustainable and planned manner which enables positive environmental, social, cultural and economic outcomes, including by:*
>
> 2. *preserving and protecting natural character, and protecting outstanding natural features and landscapes from inappropriate subdivision, use, and development;*
> 3. *integrating land use and infrastructure planning*
> 7. *minimising land use conflicts, including minimising potential for reverse sensitivity;*
> 12. *strategically planning for growth and development to create responsive and well-functioning urban environments, that:*
>
> a. *support reductions in greenhouse gas emissions and are resilient to the current and future effects of climate change;*
> b. *improve housing choice, quality, and affordability;*
> e. *improves connectivity within urban areas, particularly by active transport and public transport;*

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

> *Subdivision, use and development of the built environment, including transport, occurs in a planned and co-ordinated manner which:*
>
> 1. *has regard to the principles in APP11;*
> 4. *has regard to the existing and planned built environment.*

APP11 sets out general development principles for new developments, of particular relevance to the urban design perspective of PC64, these are:

> *b. occur in a manner that provides clear delineation between urban areas and rural areas;*
>
> *i. promote compact urban form, design and location to:*
>
> i. *minimise energy and carbon use;*
> ii. *minimise the need for private motor vehicle use;*
> iii. *maximise opportunities to support and take advantage of public transport in particular by encouraging employment activities in locations that are or can in the future be served efficiently by public transport;*
> iv. *encourage walking, cycling and multi-modal transport connections; and*
> v. *maximise opportunities for people to live, work and play within their local area;*
>
> *j. maintain or enhance landscape values and provide for the protection of historic and cultural heritage;*
>
> *o. not result in incompatible adjacent land uses*

3.4 Operative Matamata - Piako District Plan

The Plan Change Site is currently zoned Rural in the MPDP and is subject to the Banks Road to Mangawhero Road Structure Plan ('Structure Plan') area.

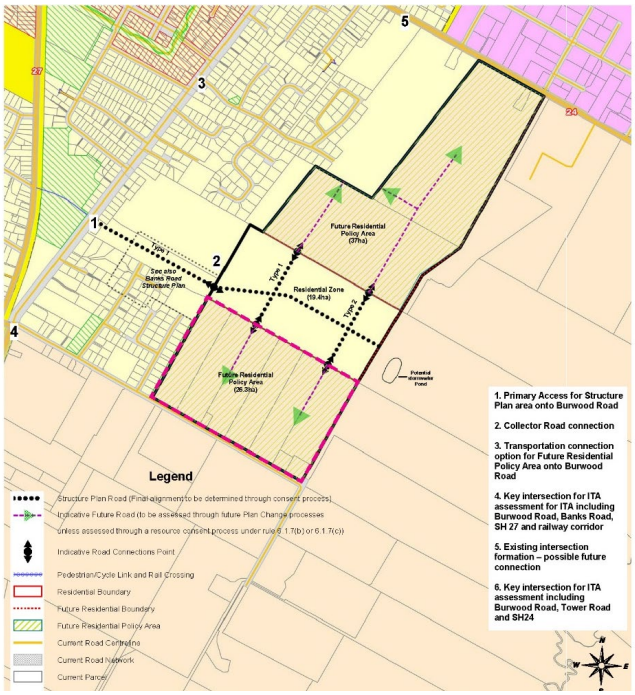

Figure 13 - Banks Road to Mangawhero Road Structure Plan (Site dashed in magenta)

The following objectives and policies set out in the *3.4.2.1 Subdivision* and *3.5.2.1 Amenity* are of relevance to the urban design considerations for PC64.

3.4.2.1 Subdivision

> *O1. To ensure that land subdivision results in allotments that are suitable for activities anticipated by the zone and that existing activities and resources in the vicinity of the site are not unreasonably compromised.*
>
> *P1. To ensure that each allotment has suitable natural and physical characteristics including infrastructure services for the activities anticipated by the zoning or resource consent.*
>
> *P4. To avoid subdivision around legally established activities in the rural environment that can lead to reverse sensitivity effects.*
>
> *O5. To ensure that our towns are developed to enhance our communities through recognising good quality urban design.*
>
> *P8. To avoid, remedy or mitigate any potential adverse effects of subdivision as a result of a lack of urban design through the New Zealand Urban Design Protocol and through the National Guidelines for Crime Prevention Through Environmental Design*

3.5.2.1 Amenity

1. Development standards

> *O1. To maintain and enhance a high standard of amenity in the built environment without constraining development innovation and building variety.*

P1. To ensure that development in residential and rural areas achieves adequate levels of daylight admission, privacy and open space for development sites and adjacent properties.

O2. To minimise the adverse effects created by building scale or dominance, shading, building location and site layout.

P3. To maintain the open space character of residential and rural areas by ensuring that development is compatible in scale to surrounding activities and structures.

P4. To recognise that the low density urban form in the District's towns contributes to the amenity and character of the area.

P5. To provide for development within the District in a manner that encourages flexibility and innovation in design and variety in the built form while achieving the anticipated environmental results.

P6. To enable infill housing in identified residential areas where such development demonstrates good urban design and is compatible with surrounding residential character.

2. Design, appearance and character

O1. To ensure that the design and appearance of buildings and sites is in keeping with the character of the surrounding townscape and landscape.

P1. To encourage a high standard of on-site amenity in residential, business, recreational and industrial areas.

O3. To ensure that the design of subdivisions and the potential future development maintains or enhances the rural character, landscape and amenity of the zone and the surrounding area.

P3. To recognise and enhance the open space "garden city" character of the built form at Matamata.

P5. To encourage a varied and interesting built form by supporting initiatives and providing development amenity incentives for comprehensive and innovative subdivision and development design.

P6. To maintain and enhance the predominant domestic character of residential areas.

P7. To ensure that the rural landscape, character and amenity values are maintained by avoiding inappropriate adverse effects, including cumulative adverse effects, from subdivision and potential future development.

The relevant rules/standards for the Residential zone and Residential Development Infill, particularly those relating to built form and urban design outcomes, are summarised as follows:

3.1 Residential Zone

- Maximum Height: 9m
- Height relative to site boundaries: 2m+shortest horizontal distance to the nearest boundary
- Yard setback: Front-5m, Side/rear -1.5m
- Maximum density: one dwelling per 450m^2 of net site area
- Maximum building coverage: 35%
- Private open space:

Every dwelling (excluding dependant person's unit) shall have an area of open space which shall:

a. Have a minimum area of 80m2 and minimum width of 3m; b. Be capable of containing a circle of 6m in diameter at some location within the area of open space, and located to the north, east or west of the unit; c. Be unobstructed by vehicle access, parking and buildings; d. The space may include balconies, decks having a minimum area of 10m², with no dimension less than 1.8m and conservatories.

4.13 Residential Infill Development

- Location: Within identified areas, otherwise a Non-Complying Activity.
- Density: one dwelling per 325m^2 site area

- Urban Design Standards

a. Each dwelling shall have a household recreational space which:

- *Is not less than 60m2 in area*
- *Contains no dimension less than 3 metres*
- *Contains a circle of 6m in diameter located to the north, east or west of the dwelling which is accessed directly from the main living areas.*
- *A least 30m2 of this area must be located to the north, east of west of the dwelling.*
- *Shall be located clear of parking and manoeuvring space.*
- *The house hold recreational space may contain a first floor balcony/deck between 10m and 15m with no dimensions less than 1.8m.*

b. The design of all dwelling shall only provide for two levels (ground floor and first floor).

c. Any building exterior wall shall not exceed 15m in length without provision for a 2m by 2m step.

d. Each dwelling shall have an exclusive net site area where the total building coverage shall not exceed 45%.

e. Each dwelling shall have an exclusive net site area which has no less than 20% permeable surface comprising gardens or lawn area.

f. No yard or height relative to boundary rules shall apply to new internal boundaries established as part of any concurrent subdivision application.

4 URBAN DESIGN RESPONSE

An indicative masterplan (Masterplan) has been developed by Reset which demonstrates that the Plan Change Site is well suited for residential development and is capable of achieving the desired built form and urban design outcomes sought by the high level planning documents and the MPDP. The proposed Masterplan has also informed the development of the site-specific planning provisions that proposes a series of changes to the MPDP. While the proposed changes to the Structure Plan and MPDP enable and require the key Masterplan outcomes to be achieved, it is important to recognise that the detailed development response will need to be developed and approved through future resource consent applications.

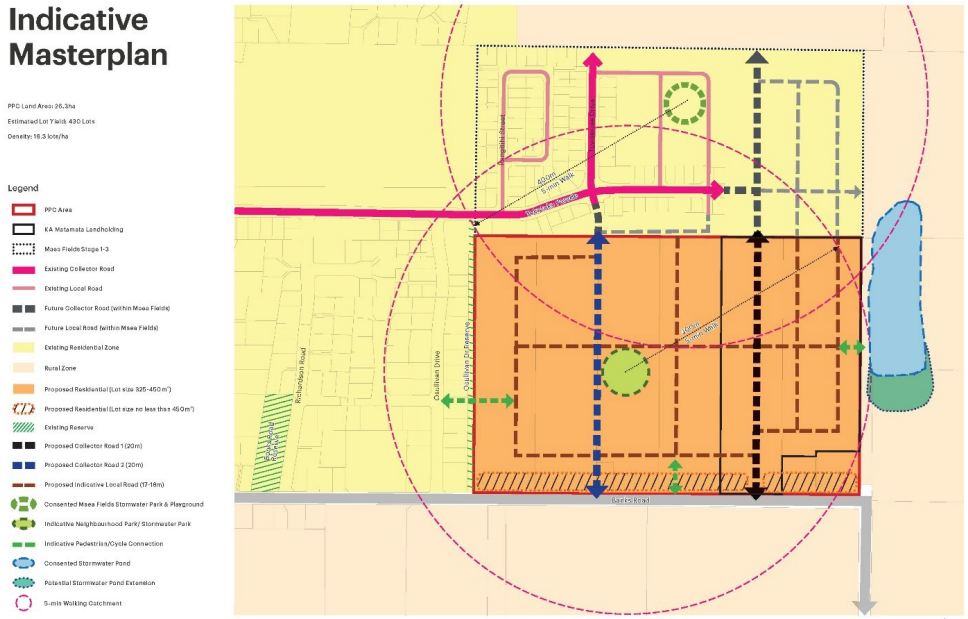

Figure 14 - Indicative Masterplan (by Reset)

Key aspects of the proposed Masterplan are outlined as follows.

- PC64 enables approximately 430 residential lots across the 26.3 hectares of the plan change area.
- A range of lot sizes and typologies area are anticipated, generally between 325m^2 to 450m^2 and above.
- The block and street layout adopts a grid-like structure that responds to the Site's shape, flat topography, boundary alignment, and the existing rectilinear subdivision pattern within the surrounding neighbourhood.
- Two 20m wide north-south collector roads (Collector Road 1 and Collector Road 2) are provided in the eastern and western thirds of the Site respectively and is in alignment with future road extensions from Road 6 and Tūwaewae Drive within Maea Fields.
- The subdivision pattern supports a mix of density across the Site. The Masterplan indicatively shows larger lots (at least 450m^2) along the southern boundary. Locations along the collector roads and near the neighbourhood park provide good opportunities for smaller lots (less than 400m^2).

- A neighbourhood park with an indicative size around 5500m^2 is centrally located which is within a 5-minute walking catchment of the Plan Change area.
- Three indicative pedestrian and cycle linkages are identified, including a connection through to the adjacent stormwater and O'Sullivan reserves, a mid-block linkage to Banks Road, and a connection to the existing and future extension of the stormwater pond area to the east of the Site.
- The indicative roading and block arrangement supports the creation of a connected series of streets, with residential blocks primarily oriented in a north–south direction.

Proposed changes to planning controls in the MPDP to achieve the key master planning outcomes are:

- Amend the minimum density standards under Rule 3.1.2 for the Residential Zone within the Structure Plan area and insert a Rule 6.3.17 to enable dwellings/lots with a minimum net site area of 400m^2 except for those fronting Banks Road where the minimum net site area will be 450m^2.
- Add new rules for Comprehensive Residential Development that mirror the existing district plan standards for Residential Infill Development and allow for development and subdivision of dwellings on lots between 325-399m^2 within the Structure Plan area (except for those fronting Banks Road) as a Restricted Discretionary Activity. Comprehensive Residential Development and subdivision involving net site/lot areas <400m2 fronting Banks Road will be a Discretionary Activity.
- Changes to the Banks Road to Mangawhero Road Structure Plan so that it shows the collector road extensions to Banks Road, the indicative neighbourhood park and the stormwater pond to the east of the Site.
- Existing Structure Plan requirements in Appendix 9.4: Schedule of Works will be retained with consequential and minor amendments. The appendix addresses transport connections and walking and cycling, amongst other things.

5 URBAN DESIGN ASSESSMENT FRAMEWORK

Having reviewed the relevant statutory and planning documents outlined in the Section 3 of this report, several key factors have been identified to address the urban design and built form outcomes sought under the statutory framework of the NPS-UD, RPS, and MPDP. The assessment criteria also reflect generic best practice urban design principles.

The assessment framework evaluates whether the proposed Plan Change will:

- **Respond to the Site's context and the existing and planned future environment of the surrounding neighbourhood and the Structure Plan area;**
- **Support residential growth and enable a variety of housing typologies whilst contributing to housing affordability;**
- **Achieve the target density and anticipated subdivision pattern commensurate to the site context;**
- **Provide a well-connected and efficient road network and functional open space;**
- **Support a high standard of on-site amenity for residents;**
- **Maintain the character and amenity values of the surrounding area and ensure that any adverse effects on the adjoining sites are appropriately mitigated or managed;**
- **Align with CPTED principles.**

6 ASSESSMENT OF URBAN DESIGN PERFORMANCE

6.1 Respond to the Site's context and the existing and planned future environment of the surrounding neighbourhood and the Structure Plan area

The Plan Change Site is well located on a regular-shaped, flat rural landholding and adjoins an established residential neighbourhood to the west. The existing and ongoing residential development within the Structure Plan area, including Maea Fields and recent subdivisions around Kaimai Drive, demonstrates a clear pattern of urban expansion toward this part of Matamata. Enabling residential zoning within the FRPA represents a logical and coordinated extension of the urban fabric in this strategically planned greenfield location on the southeastern edge of Matamata.

The Site's flat topography and pastoral character, combined with its general rural and residential land use, present no significant natural features, landscape values, or landform constraints that would require specific protection or planning control. Existing vegetation is associated with farming and rural living and does not have a scale or level of landscape value that warrants retention.

The Site is well connected to the surrounding neighbourhood and wider area via the existing road network and will benefit from further connections provided through Stages 2 and 3 of the Maea Fields development.

Rezoning of the Site will enable coordinated integration with the Maea Fields development and the established residential neighbourhood surrounding the Structure Plan area.

The Banks Road frontage and the stormwater pond located to the east of the Site provide a clear delineation with the rural environment beyond the Structure Plan.

The proposed block layout and street network create a permeable subdivision pattern that can accommodate a variety of lot sizes and housing typologies, while also allowing for potential future intensification in appropriate locations within the Site.

Overall, enabling residential rezoning of the Site is considered appropriate and highly logical given the existing and evolving urban context and the anticipated future environment underpinned by the MPDP. PC64 will facilitate a well-planned residential development that responds to the Site's context, aligns with the subdivision pattern of the surrounding urban area and provides intensification opportunities.

6.2 Support residential growth and enable a variety of housing typologies whilst contributing to housing affordability

PC64 supports residential growth and enables a diverse range of housing typologies in a greenfield site planned for future residential growth in Matamata.

The provision of lot sizes ranging between 400m^2 to 450m^2 and above is consistent with the consented subdivision pattern within the adjacent Maea Fields development. Smaller lots, generally between 325-399m^2, are well-suited to being located around the collector roads and the neighbourhood park, where higher amenity and accessibility can support increased density. The provisions enabling Comprehensive Residential Development and smaller lots of 325–399m² as Restricted Discretionary Activities support a broader range of housing typologies and densities and provide flexibility within the Site to respond to market demand while achieving the anticipated urban design outcomes.

Larger lots with an area of no less than 450m^2 are positioned along the Banks Road on the Masterplan to provide an appropriate transition from the adjacent rural environment to the urban development anticipated within the Structure Plan area. This approach ensures that future

development fronting Banks Road responds to the established subdivision pattern to the west of the Site which also features frontages to the rural land on the southern side of Banks Road.

The density distribution across the Site and the lot configurations have been carefully considered to support a mix of standalone, semi-attached and attached residential typologies. The incorporation of smaller lots (325m^2 -399m^2) enables greater intensification potential within the Site and contributes to housing diversity and affordability by facilitating a more compact built form than traditional low-density standalone development. This compact and concentrated approach to growth aligns with strategic directions set out in the NPS-UD and Future Proof.

Overall, PC64 is considered to provide a balanced mix of densities and lot typologies. It supports a variety of housing forms and contributes to improved housing affordability by enabling more compact development in areas with higher accessibility and greater amenity values.

6.3 Achieve the target density and anticipated built form character commensurate to the site context

The indicative Masterplan layout demonstrates that PC64 is able to achieve a net density of approximately 23 lots per hectare and a gross density around 16.3 lots per hectare. This residential density outcome aligns well with the net density target of 20-25 dwellings per hectare identified for Matamata under Future Proof.

The indicative block and road layout reflects a rectilinear subdivision pattern evident within the surrounding neighbourhood and responds appropriately to the Site's flat topography and regular boundaries.

The resulting built form under the indicative Masterplan and proposed planning provisions comprises primarily one to two-storey suburban-scale dwellings in standalone and duplex configurations, with the potential for more compact terrace housing should future market demand arise. The anticipated built character closely aligns with that of the adjoining Maea Fields development and the Longlands retirement village.

The proposed larger lots of no less than 450m^2 along the Banks Road frontage supports suburban homes with generous yards, wider street frontages and greater areas for landscaping. This arrangement, combined with the existing width of Banks Road (approximately 20m), facilitates a softened built edge that is sympathetic to the neighbouring rural land. The resulting streetscape and urban design outcome are considered appropriate for the urban-rural interface which have been verified by the established subdivision along Banks Road to the west of PC64.

Overall, PC64 and the indicative Masterplan represents a well-structured subdivision layout that achieves the intended density outcomes and delivers a built character consistent with the evolving urban environment of the surrounding Structure Plan area while maintaining an appropriate interface with adjacent rural neighbours.

6.4 Provide a well-connected and efficient road network and functional open space

The provision of two north-south collector roads, aligned with future extensions from Maea Fields, together with a connected series of indicative local streets completes the roading network envisaged for the Structure Plan area and supports the creation of a permeable subdivision pattern within the Site. The indicative rectilinear roading network facilitates a grid-like block structure in which an appropriate balance between accessibility, landuse efficiency and suitable lot configuration can be achieved through a well-designed internal layout.

The Masterplan facilitates pedestrian and cycling movement through a combination of on-street routes and off-road walking and cycling linkages. The grid-based street layout provides a legible

and connected movement structure for pedestrians and cyclists. The indicative short east-west streets and mid-block connections ensures that all residential lots are within an easy walking distance of key open spaces, collector roads, and the wider transport network within the wider Structure Plan area and the surrounding neighbourhood.

The centrally located neighbourhood park provides a focal point for the residential community and can accommodate a range of recreation areas, landscaping, and integrated stormwater facilities (if required). Its centralised location supports high accessibility and a strong visual presence within the neighbourhood. The neighbourhood park contributes to public amenity and supports opportunities for residential intensification in the adjacent area by providing a high-quality open space outlook. While the size and design of the neighbourhood park are yet to be determined through engineering investigation, detail design and landowner approval at later resource consent stage, its indicative location and intended functions demonstrate that it will support the overall functionality of the Plan Change area.

Overall, the indicative Masterplan supports a well-connected and permeable street network that provides efficient and safe movement throughout the Site. The on-road and off-road pedestrian and cycling links can be enabled to ensure a high level of walkability within the Site and to surrounding areas. The centrally located neighbourhood park is appropriately positioned to enhance public amenity and provides recreational opportunities, while also supporting residential intensification that contributes to the affordability of the Plan Change area.

6.5 Support a high standard of on-site amenity for residents

The indicative street and block arrangement are oriented and designed to optimise sunlight access and street frontage for residential lots with design details to be further developed through future resource consent stages.

The grid-like roading and block structure allows flexibility in lot configuration and density distribution whilst ensuring suitable road frontages and enabling compliant building form, functional private open space, and an appropriate level of on-site amenity including sunlight access, privacy and visual quality.

The proposed 400m² minimum lot size, which will enable dwellings to be built as a complying activity, can accommodate a building platform in accordance with Rule 6.2.4(i). The diagram below illustrates a typical 400m² lot with a 15m by 10m rectangular building area, a 6 m diameter circle, and compliant yard setbacks.

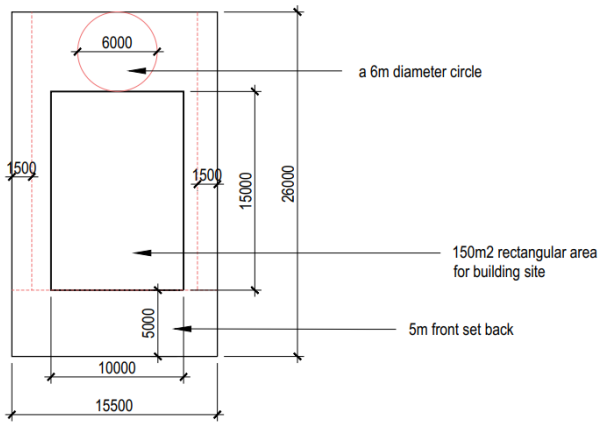

Figure 15 - Illustration of Compliant Building Site within a 400m² Lot

The proposed urban design standards for lots 325-399m^2 under the Comprehensive Residential Development provisions (which are the same as the existing Residential Infill standards) are appropriate for managing development on these smaller lots. As a Restricted Discretionary Activity, the urban design outcomes for these lots will be subject to further consideration through the subdivision and land use consent process.

Overall, the indicative street structure and subdivision layout supports an integrated residential development capable of delivering a high standard of on-site amenity with design details to be developed.

6.6 Maintain the character and amenity values of the surrounding area and ensure that any adverse effects on the adjoining sites are appropriately mitigated or managed

The proposed lot typologies and resulting built form anticipated under PC64 are consistent with the suburban residential scale established/consented within Maea Fields. The collector road reserves, which align with the future extensions from Maea Fields, will support a consistent streetscape character across the Structure Plan area.

The provision of larger lots (no less than 450m^2) along the Banks Road frontage ensures a suburban-density built edge with appropriate front setbacks and generous front yards. This approach provides a sympathetic interface with the rural properties to the south and results in built form and streetscape character consistent with the established subdivisions to the west of PC64. The section of Banks Road adjoining the Site will be upgraded to an urban standard, consistent with the streetscape character established between Burwood Road and O'Sullivan Drive on the urban side of the road. PC64 will facilitate the anticipated transition from rural land to urban subdivision at the Banks Road frontage as envisaged by the MPDP and it will not generate adverse built form and visual effects beyond those permitted within the Residential Zone.

Along the western boundary, the existing 10m stormwater reserve provides separation and a buffer to the residential area to the west. An informal pedestrian and cycling connection is indicatively shown to provide a direct link to the adjacent O'Sullivan Reserve and O'Sullivan Drive. It is considered that PC64 will maintain the amenity values of the adjoining neighbours to the west and enhance accessibility and walkability across the wider neighbourhood.

In terms of the eastern boundary, the existing and future extension of the stormwater pond area provides a buffer to the rural land beyond. A pedestrian and cycle connection is also shown indicatively, aligned with a key east-west road, providing access to the adjacent stormwater pond area. The likely built form is anticipated to be of a similar scale and character to the consented Maea Fields development further north along this urban-rural interface. It is considered that PC64 will create a well-defined urban-rural boundary to the east with any adverse effects on the adjoining rural land adequately mitigated.

Overall, PC64 will enable a seamless integration to the Maea Fields developments and an appropriate built form character to the adjoining residential and rural areas to the west, south and east. The indicative pedestrian and cycle connections support enhanced connectivity to the wider area. Larger lots along the Banks Road interface ensure that future development can deliver appropriately designed interfaces that are sympathetic to adjacent rural neighbours and positively contribute to the surrounding environment.

6.7 Align with CPTED principles

The indicative Masterplan has been considered with reference to Crime Prevention Through Environmental Design (CPTED) principles ensure that future residential development promotes safety and quality living environment through the following design considerations. These are:

- A grid-based structure with permeable subdivision layout and well-connected street network including two north-south collector roads connecting to the wider neighbourhood to ensure a high level of accessibility, legibility and easy navigation throughout the development and to the surrounding area;
- The indicative roading and block configuration promote street-facing lots to optimise street activation and enable passive surveillance;
- The proposed neighbourhood park is centrally located at the intersection of Collector Road 2 and the central east-west road. It is highly accessible and benefits from high levels of passive surveillance from the adjacent streets and surrounding residential development which will contribute positively to the safety, public amenity and liveability of the Plan Change area.

Overall, the indicative Masterplan aligns with CPTED principles by supporting safety, connectivity, passive surveillance, and public amenity throughout the development that contributes to a high-quality living environment within the Plan Change area.

7 CONCLUSION

In summary, PC64 enables residential rezoning within a strategically planned FRPA that is well suited for residential development in terms of the existing and evolving urban context and the anticipated future development underpinned by the MPDP.

PC64 supports a well-planned residential development that complements surrounding subdivision patterns and reflects the anticipated future urban environment within the Plan Change area.

PC64 is capable of enabling a balanced mix of densities and lot typologies across the Site that promotes housing diversity. It also contributes to improved housing affordability by enabling more compact development in areas with higher accessibility and greater amenity values.

PC64 and the indicative Masterplan represent a well-structured subdivision layout that supports a well-connected and efficient road network and functional open space. Efficient and safe movement is broadly provided within the Site with pedestrian and cycling links designed to enhance walkability within the Site and to the surrounding areas.

The indicative street and block arrangement supports an integrated residential development capable of delivering a high standard of on-site amenity and CPTED quality.

PC64 will maintain the character and amenity values of the existing residential development to the west and in Maea Fields and ensure that any adverse effects on the adjoining rural area are appropriately mitigated.

In conclusion, PC64 can be supported from an urban design perspective.

Plan Change 64 -
Banks Road Residential Rezoning



Masterplan Report
Final Draft

Prepared for KA Matamata Limited Partnership

18 February 2026

RE SET

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Site & Context

Urban Context



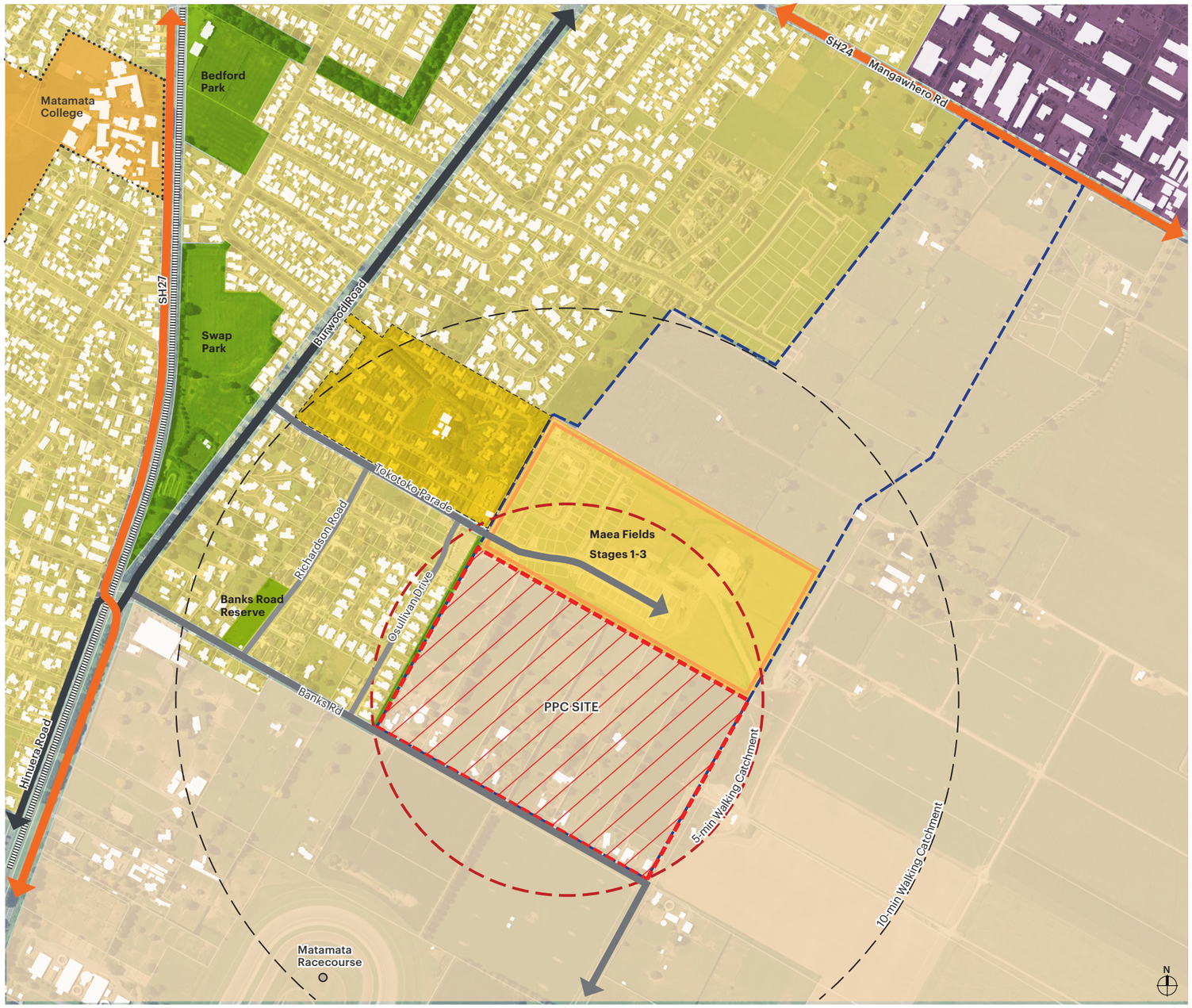
Legend

- PPC Site
- Matamata Town Centre
- Park/Open Space
- School
- Hospital
- Industrial Area
- Supermarket
- Banks Road to Mangawhero Road Structure Plan Area
- State Highway
- Railway
- Matamata Racecousrce
- Matamata Township (non-rural)

0 200m 400m 600m 800m 1km

Wider Context Plan

Surrounding Context



Legend

- PPC Site
- Existing Residential
- Rural Area
- Park/Reserve
- Retirement Village
- Industrial Area
- Banks Road to Mangawhero Road Structure Plan Area
- Railway
- State Highway
- Primary Road
- Collector Road
- Maea Fields Development

0 100m 200m 300m 400m 500m

Surrounding Context Plan

Wider Context

Built Form Characters

Typical Low-density Residential (600-1000m² Section)



Properties along Richardson Road



Properties within Maea Fields

Typical Suburban Residential (450-600m² Section)



Properties along Osullivan Drive



Properties along Hinerangi Crescent

Comprehensive Urban Development (Retirement Village)



Duplex dwellings within Longlands



Birdview of Parkside Village

Typical Rural Residential



Rural lifestyle block on Aranui Road



Rural lifestyle block on James Avenue

Typical Streetscape Characters



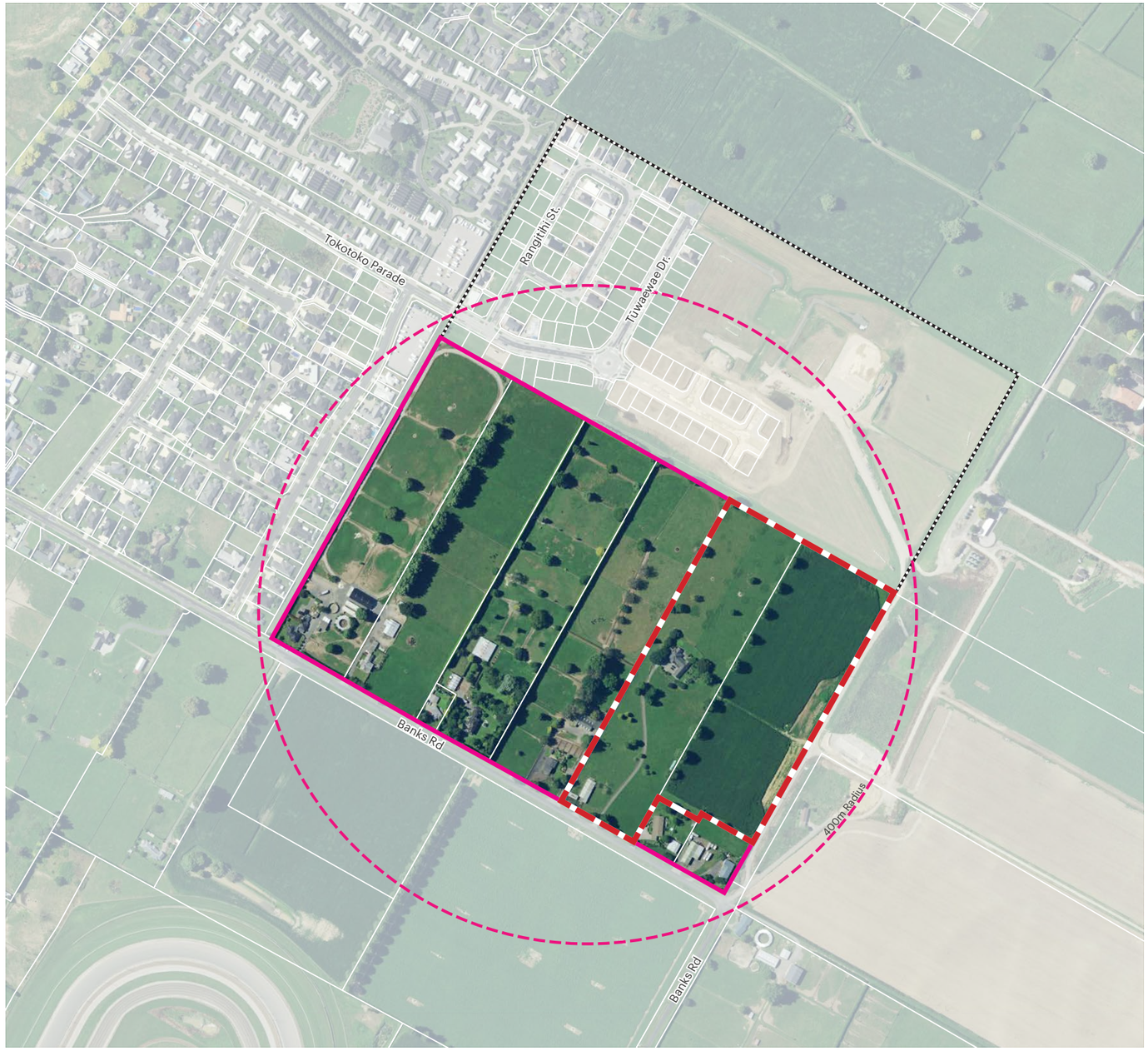
Collector Road (Tokotoko Parade)



Residential Street (Rangitihi Street)

Site Analysis

Aerial & Site Photos



Legend

- PPC Site
- KA Matamata Landholding
- Maea Fields Development
- 5-min Walking Catchment

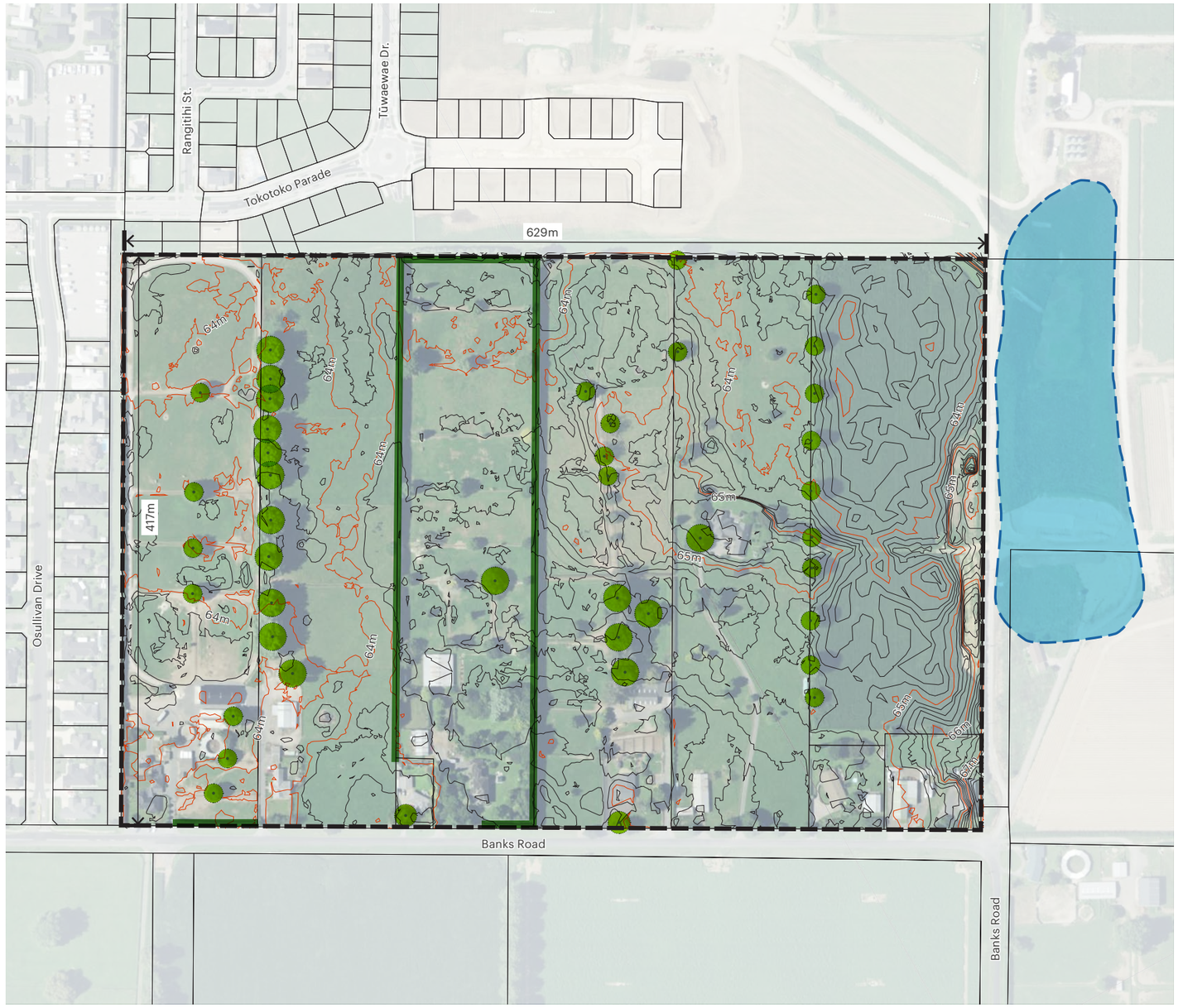
Scale 1:5,000 @ A3

N

Site & Context

Site Analysis

Topographic & Landscape Features



Legend

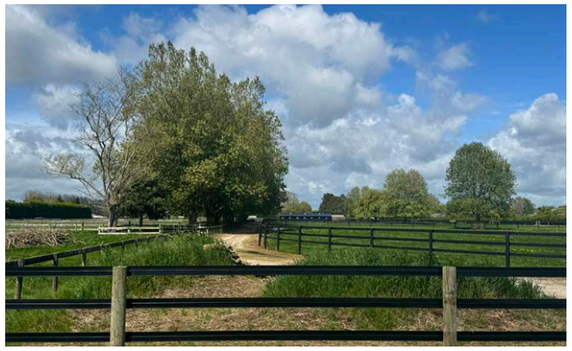
- PPC Site
- Major Contour (1m)
- Minor Contour (0.2m)
- Shelterbelt
- Mature Trees
- Proposed Stormwater Pond

Scale 1:3,000 @ A3

Site Analysis

Site Photos





01



04



02



05



03



06

Site Analysis

Site Photos





07



10



08



11



09



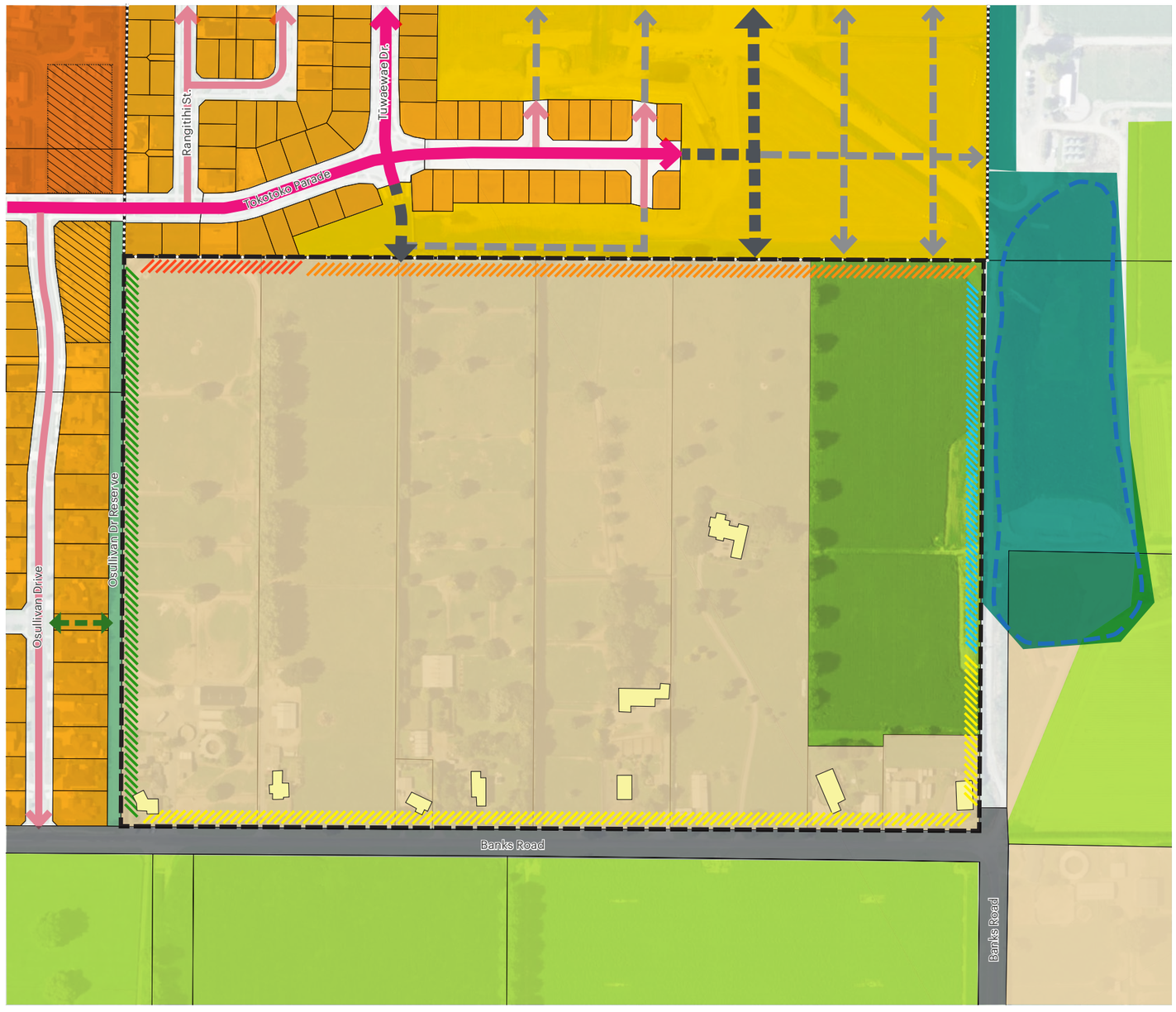
12

Site Analysis

Existing & Planned Built Character

Legend

- PPC Area
- Maea Fields Development
- Banks Road
- Existing Collector Road
- Existing Local Road
- Future Collector Road (within Maea Fields)
- Future Local Road (within Maea Fields)
- Existing Suburban Residential
- Future Suburban Residential
- Existing Rural Residential
- Retirement Village
- Existing Dwellings
- Existing Reserve
- Parking Area
- Existing Off-road Pedestrian Linkage
- Paddock
- Interface with Rural Activities
- Interface with Existing Residential
- Interface with Consented Residential
- Interface with Open Space + Residential
- Interface with Proposed Reserve
- Proposed Stormwater Pond
- Proposed Reserve



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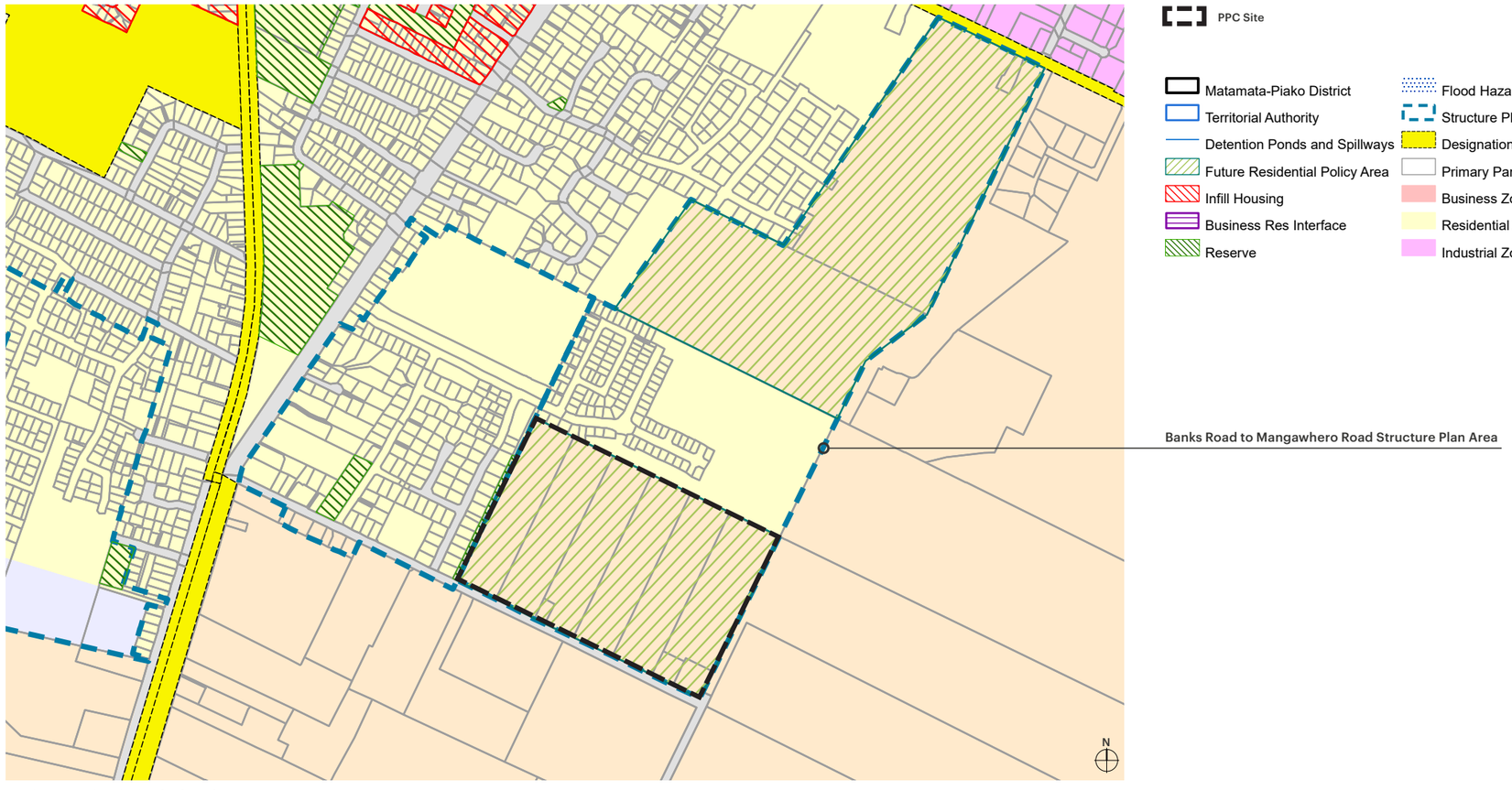
Strategic Context

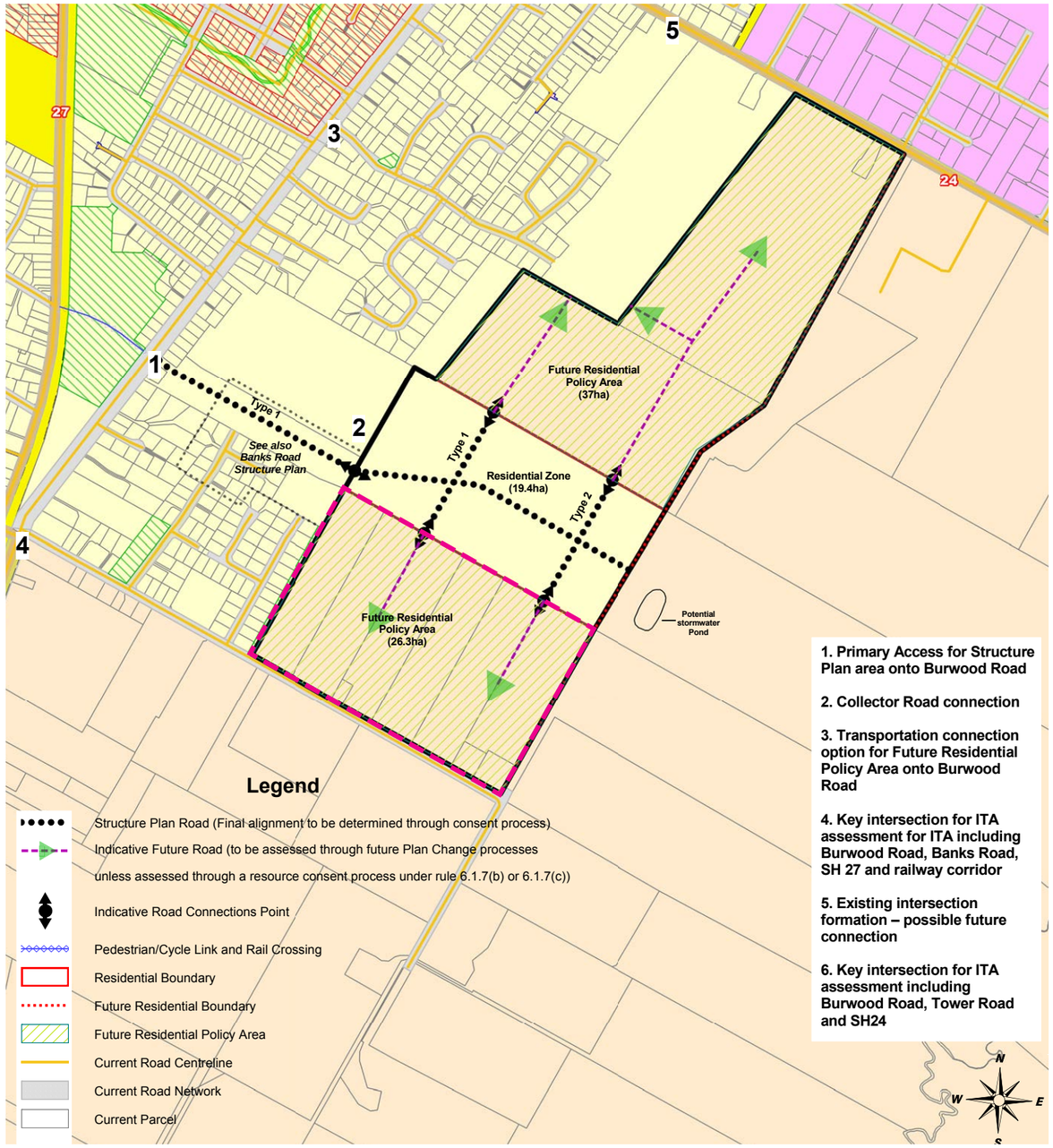
Matamata- Piako Operative District Plan



Version: Operative District Plan (PC54).2

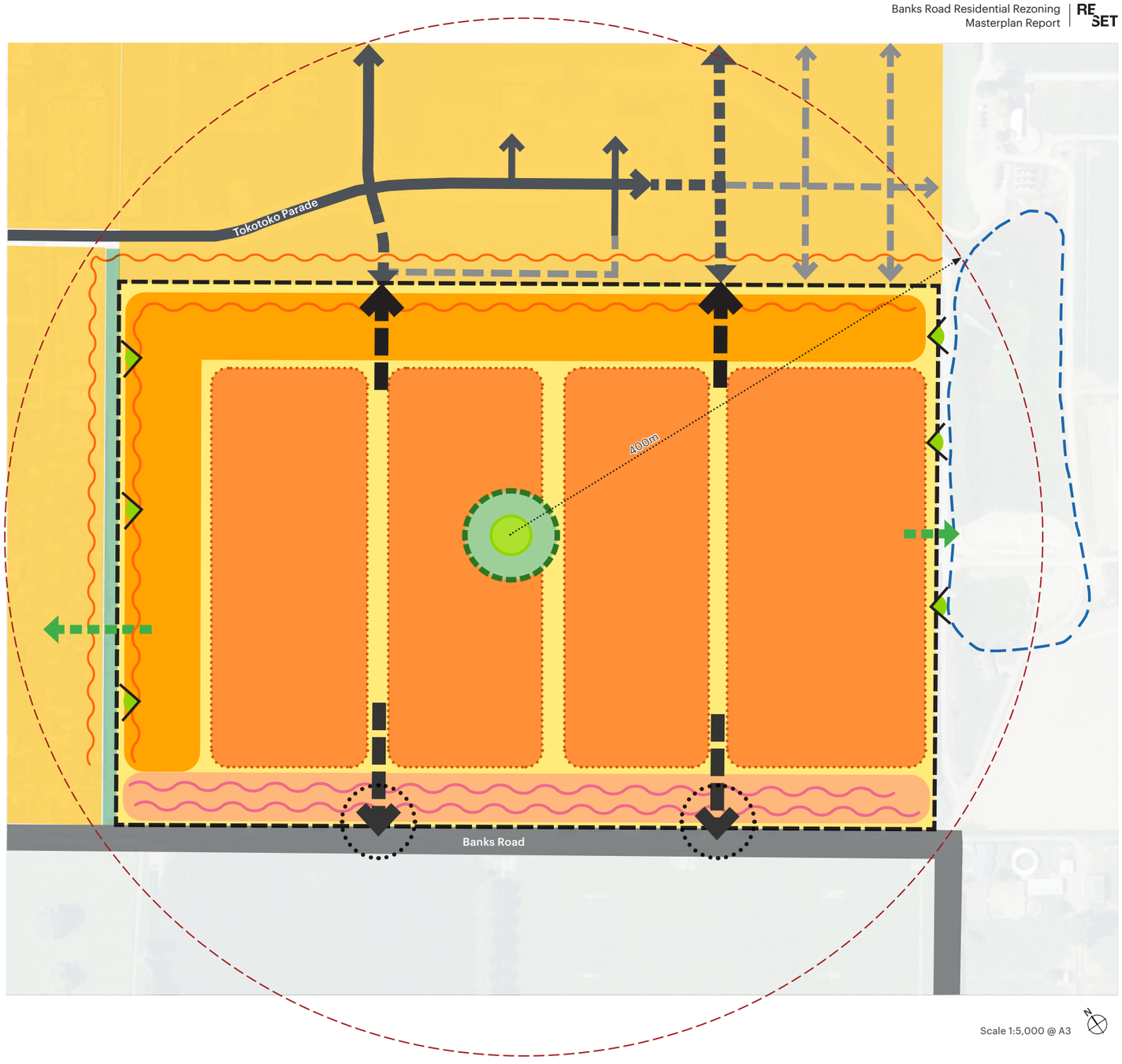
Banks Road to Mangawhero Road Structure Plan

PPC Site



Design Rationale

Opportunity & Constraint Analysis



- Regular-shaped, flat site suitable for grid-like roading pattern
- Connection and alignment with existing and planned roads within Maea Fields
- Integration with adjacent residential neighbours
- Rural interface to be managed
- Limited road connections to Banks Road
- Potential neighbourhood/stormwater park
- Potential green links to surrounding open spaces
- Walkable community
- Views to adjacent open space

Scale 1:5,000 @ A3

Indicative Masterplan

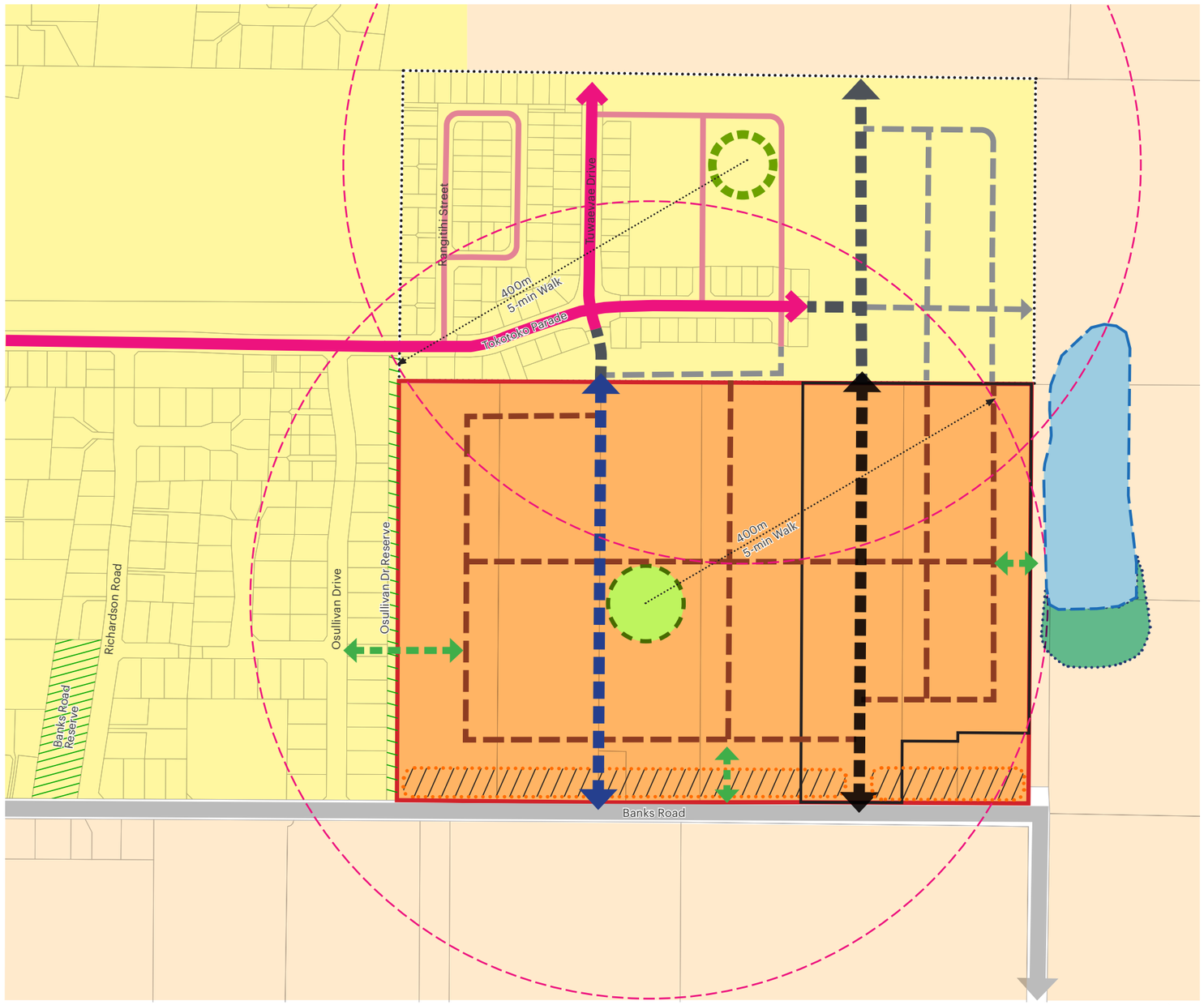
PPC Land Area: 26.3ha

Estimated Lot Yield: 430 Lots

Density: 16.3 lots/ha

Legend

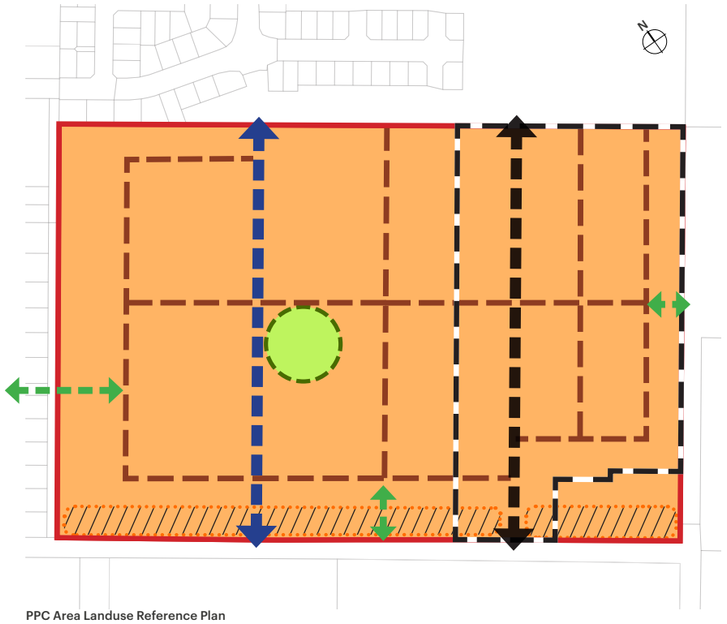
- PPC Area
- KA Matamata Landholding
- Maea Fields Stage 1-3
- Existing Collector Road
- Existing Local Road
- Future Collector Road (within Maea Fields)
- Future Local Road (within Maea Fields)
- Existing Residential Zone
- Rural Zone
- Proposed Residential (Lot size 325-450m²)
- Proposed Residential (Lot size no less than 450m²)
- Existing Reserve
- Proposed Collector Road 1 (20m)
- Proposed Collector Road 2 (20m)
- Proposed Indicative Local Road (17-18m)
- Consented Maea Fields Stomwater Park & Playground
- Indicative Neighbourhood Park/ Stormwater Park
- Indicative Pedestrian/Cycle Connection
- Consented Stormwater Pond
- Potential Stormwater Pond Extension
- 5-min Walking Catchment



Scale 1:4,000 @ A3

Landuse Metrics

	Land Area (ha)	Road Area (excluded from nett density calculation) (ha)	Open Space Area (excluded from nett density calculation) (ha)	Nett Residential Land (ha)	Average Lot Size	Lot Yield	Gross Density (lot/ha)	Nett Density (lot/ha)
KA Matamata Landholding	8.654	2.164	0.05	6.444	450	144	16.6	23.3
Balance of PPC Area	17.657	4.414	0.65	12.593	440	286	16.2	22.7
PPC Area	26.31	6.58	0.70	19.03	445	430	16.3	22.6



PPC Area Landuse Reference Plan

Notes:

- Figures highlighted in magenta are based on assumptions
- 25% of the land area to be roading

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18/12/2025

Economic and Property Research

Proposed Plan Change, Matamata

Evaluation of Economic Costs & Benefits



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Our work aims to bridge the gap between land-use planning and urban economics. Our focus is on the interaction between land markets, land-use regulations, and urban development. We have developed a range of methodologies using a quantitative approach to analyse urban spatial structure and audit land-use regulations.

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We provide property and retail market research to assist with the planning and marketing of new projects. This includes the identification of new sites and market areas, assessments of market potential and positioning, and the evaluation of market feasibility of specific projects.

Development Advisory

We provide development planning and costing advisory services to support small and large-scale developments.

Authors

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1. Executive Summary

The proposal seeks to rezone approximately 26 ha of Rural Zone land in Matamata to Residential Zone. The site forms part of the Banks Road to Mangawhero Road Structure Plan and is situated within the Future Residential Policy Area. This report provides an evaluation of the economic costs and benefits of the proposed plan change.

Master planning undertaken for the site shows an estimated lot yield of 430. Average lot sizes are estimated to range from 325m² to 500m² with a total average of around 445m². Average dwelling sizes that could be accommodated on these lots are estimated to be between 130m² to 160m², with an average of 150m². Overall, estimated total house and land prices generally span from roughly $720,000 to $810,000, with an average indicative price of approximately $770,000.

Matamata's population has exceeded all Statistics NZ and NIDEA growth forecasts, with an estimated 9,540 residents in 2025. Household growth is driven by retirees, small households, and steady demand from young families.

Approximately 415 dwellings sold in 2024-2025, averaging 210 sales per annum (p.a.). Stand alone dwellings accounted for the majority of dwelling sales (94%). Terrace houses accounted for 6%. The majority (67%) of stand alone dwellings were sold within the $600,000 - $1,000,000 price range.

Recent building activity in Matamata (e.g. new dwellings built and sold after 2020) has been assessed. This provides insight into where housing demand is being met and the extent to which infill and greenfield areas are accommodating growth. The data shows that approximately 93% of recent dwelling uptake has occurred in greenfield locations, with only around 7% delivered through infill development. For the purpose of this assessment, a 10% infill share is adopted as a conservative estimate of the proportion of future growth that may occur in infill locations within Matamata. The remaining 90% of future demand will be met in greenfield locations. This infill-greenfield split is evident in comparable rural towns and villages.

Regression analysis of small towns across NZ (e.g. 1,000 - 5,000 dwellings) confirms that growth in rural towns is exponential rather than linear. In other words, as the town increases in size, the annual growth in the number of dwellings completed increases. This reflects the increase in amenities that become available as the rural towns achieve a specific size threshold, most notably for a primary school, secondary school and supermarket, and also for a range of medical, recreational and commercial amenities. As these amenities are introduced, more people consider the town to be an attractive place to live, and the rate of growth increases.

As at 2025, Matamata is estimated to contain approximately 4,080 dwellings, and is growing at approximately 120 dwellings p.a.. By 2035, there is projected to be approximately 5,580 dwellings, growing at a rate of approximately 190 dwellings p.a.. The annual rate of dwelling growth is expected to increase as the size of the town expands. By the mid-2040s, Matamata

is projected to add circa 300 dwellings p.a., rising to over 400 p.a. by 2055. This reflects the pattern observed in similar New Zealand towns, where the rate of growth increases as the size of the town increases.

Residential Zone land is estimated to have capacity for around 745 additional dwellings. All remaining undeveloped live zone residential land is currently under development. This is important, as a new developer, looking to enter the Matamata market, has no opportunity to purchase a zoned development site.

Under the current market (without the proposal) there is estimated remaining live zone capacity of 745 dwellings. This is sufficient to provide for approximately 5.3 years of demand. This is insufficient to meet the short-medium-term demand requirements (10 years) of the NPS-UD.

The inclusion of the proposal would increase the remaining live-zoned capacity in Matamata to approximately 1,175 dwellings, sufficient for approximately 8.4 years of demand. While this remains below the NPS-UD short-medium term capacity requirement (10 years), the proposal represents a material improvement to supply. A key consideration is that the site is already identified for future residential development in the Operative District Plan through the Future Residential Policy Area (FRPA). It is also identified as a medium-term growth area (for the period 2020-2030) in the Future Proof Strategy 2024.

The proposal would result in a $80.1 million contribution to GDP and generate an additional 505 FTE jobs (during construction) over the base case scenario. This is considered to be a net addition to the economy, due to Matamata's latent housing shortfall and the analysis confirming new greenfield development is entirely additive.

The proposal would also provide additional dwellings in a market that is experiencing strong demand, which has a range of benefits relating to efficient housing supply and affordability.

Overall, the economic benefits of the proposal are substantial and outweigh the minor cost associated with the displacement of rural land, noting that the site is already identified for future urban growth.

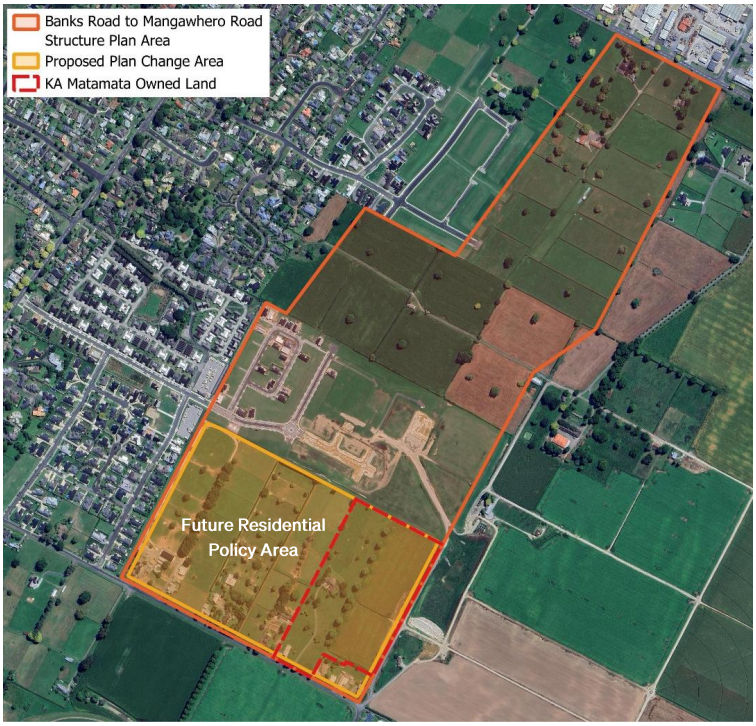
2. Introduction

This report provides an evaluation of the economic costs and benefits of a proposed rezoning of approximately 26 ha of land currently zoned Rural Zone to Residential Zone in Matamata.

2.1 Site Location & Structure Plan Area Characteristics

As shown in Figure 1, the site forms part of the 'Banks Road to Mangawhero Road Structure Plan' ("Structure Plan") area under the Operative Matamata-Piako District Plan ("OMDP") which includes around 19.4 ha of Residential Zone and 63.3 ha of Rural Zone land. The land subject to this plan change ("the proposal") comprises approximately 26 ha of Rural Zone land within the Future Residential Policy Area overlay ("FRPA") identified in the Structure Plan. The proposal is being sought by KA Matamata Limited Partnership (KA Matamata) which currently owns around 8.6 ha of the plan change area, as identified in Figure 1.

Figure 1:
Structure Plan Area & The Proposal



Source: Matamata-Piako District Council, LINZ

3. Indicative Development Yield of the Proposal

Figure 2 provides an indicative dwelling yield and pricing profile for the plan change area. The dwelling yield and pricing estimates for the plan change area are based on the development composition used at Maea Fields, the master planning for the plan change area and concept planning undertaken for the KA Matamata land within the plan change area. The plan change area is estimated to yield approximately 430 lots. Average lot sizes are estimated to range from 325m² to 500m² with a total average of around 445m². Average dwelling sizes that could be accommodated on these lots are estimated to be between 130m² to 160m², with an average of 150m². Overall, estimated total house and land prices generally span from roughly $720,000 to $810,000, with an average price of approximately $770,000.

Figure 2:
Proposed Plan Change Area Indicative Dwelling Yield & Price

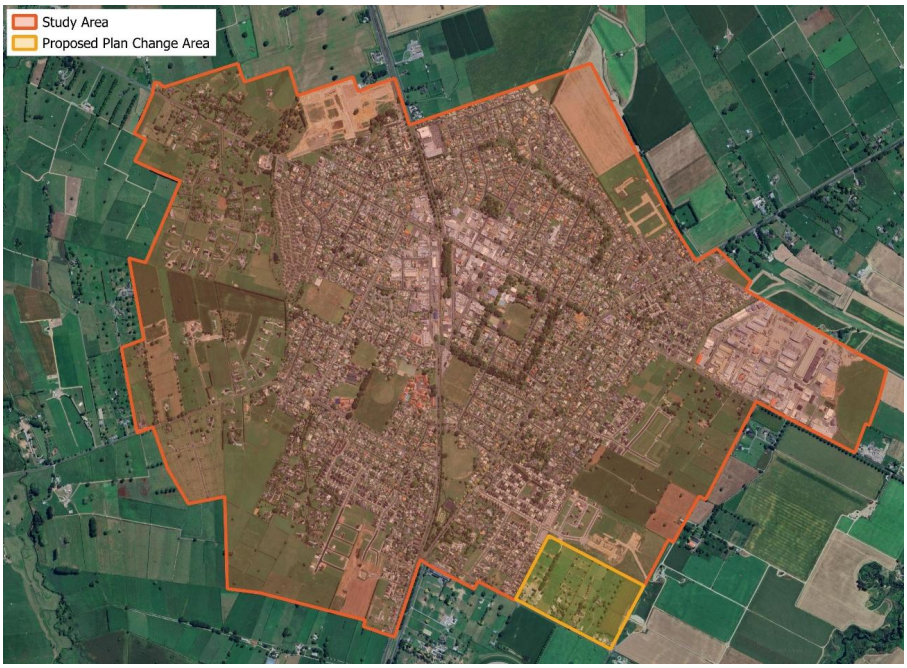
Activity Type	Lot Size Bracket (m²)	Dwelling Type	Total Dwellings	Avg Lot Size (m²)	Avg GFA Estimate (m²)	Avg Section Price Estimate	Avg Total Price Estimate
Residential	300-350	Stand Alone	25	325	130	$265,000	$720,000
	350-400	Stand Alone	45	350	140	$270,000	$740,000
	400-450	Stand Alone	150	410	150	$280,000	$770,000
	450-500	Stand Alone	205	450	150	$290,000	$790,000
	500-600	Stand Alone	5	500	160	$295,000	$810,000
Total	-	-	**430**	**445**	**150**	**$285,000**	**$770,000**

Source: Cotality, Monocle, UE

4. Study Area

Figure 3 illustrates the study area adopted for this analysis, which encompasses the urban area of Matamata, based on Statistics New Zealand's Statistical Area 2 (SA2) boundaries. This area represents the primary housing market area within which the proposed rezoning would operate.

Figure 3:
Study Area



Source: Statistics NZ, LINZ, Google

5. Population & Household Growth Trends

This section provides an assessment of Matamata's future growth potential. It considers the historical rates of growth, and a range of growth forecasts and analyses.

5.1 Matamata Population Projections

Figure 4 provides a comparison of historic, current and future population projections for Matamata. The key points to note are:

- Statistics NZ Census data shows Matamata had a population of 9,140 in 2023 and an estimated population of 9,540 in 2025. This exceeds the Statistics NZ and NIDEA high growth projections, indicating Matamata has exceeded all growth forecasts.
- Growth forecasts over the 2018-2028 period range from 50-140 p.a. Growth forecasts for the 2028-2038 period are slightly lower.
- Based on the current estimated population (9,540 people) and forecast annual rates of growth, Matamata is forecast to exceed a population of 10,000 people between 2028 and 2035, i.e. within the short-medium term, based on the Statistics NZ and NIDEA medium and high forecasts.
- Matamata currently has 4,060 employees working locally. As at 2018, 920 of these were commuting in from other locations for work. This reflects Matamata's role as a local employment hub within the wider district.

Figure 4:
Matamata Historic and Projected Population

Population Measure Source (Matamata)	Historic		Growth p.a. (2018-2023)	Actual	Projection					Growth (p.a.)		
	2018	2023		2025	2028	2033	2038	2043	2048	2018-2028	2028-2038	2038-2048
Stats NZ Census Population	8,050	9,140	220	-	-	-	-	-	-	-	-	-
Stats NZ Population Estimates	8,250	9,440	240	9,540	-	-	-	-	-	-	-	-
2018 Base Projections (Medium)	8,010	8,810	-	-	8,920	9,010	9,080	9,120	9,140	90	20	10
2018 Base Projections (High)	8,010	9,080	-	-	9,420	9,760	10,070	10,370	10,670	140	70	60
NIDEA Population Projections (Medium)	8,010	-	-	-	8,510	8,730	8,940	9,140	9,350	50	40	40
NIDEA Population Projections (High)	8,010	-	-	-	8,820	9,170	9,530	9,890	10,180	80	70	70
Building Consents	-	-	85	-	-	-	-	-	-	-	-	-
Labour Force Total	3,800	4,060	-	4,060	-	-	-	-	-	-	-	-
Labour Force Daily Inflow	920	-	-	-	-	-	-	-	-	-	-	-

Source: Statistics NZ, NIDEA, UE

5.2 Matamata Household Profile

Figures 5-7 provide household demographic indicators such as age structure, household composition, and dwelling tenure, which provide further insight into Matamata's housing market and the types of households driving growth. The main points to note are:

- Nearly half of all households (49%) are headed by someone aged 65 or older, highlighting Matamata's strong retiree presence and continued appeal as a lifestyle and downsizing location.

- Couple households account for around 35% of all households, while single-person households represent about 29%, reflecting a mature household profile with a high share of smaller household types typical of established regional towns.
- Couple-with-children households comprise around 21% of all households, indicating steady demand from young families seeking affordable housing and proximity to employment opportunities.
- Home ownership remains high at around 75%, with the share of mortgage-free households rising over the past decade. This indicates a stable, ownership-oriented market and reinforces Matamata's appeal to both established and incoming family households.

Figure 5:
Matamata Households by Age (Census 2023)

Household Age*	Census 2023
0 - 39	17%
40 - 64	34%
65+	49%
Total	**100%**

*Age of oldest usual resident.
Source: Statistics NZ, UE

Figure 6:
Matamata Household Type (2013 - 2023)

Household Composition	2013	2018	2023
Single	29%	29%	29%
Couple	32%	34%	35%
Couple with Children	22%	22%	21%
Other	16%	15%	16%
Total	**100%**	**100%**	**100%**

*Includes single-parent multi-family household types.
Source: Statistics NZ, UE

Figure 7:
Matamata Dwelling Tenure (2013 - 2023)

Dwelling Tenure	2013	2018	2023
Owned With Mortgage	30%	32%	31%
Owned Mortgage Free	39%	38%	44%
Other*	31%	29%	25%
Total	**100%**	**100%**	**100%**

*Includes renters and those in rent-free living arrangments.
Source: Statistics NZ, UE

6. Housing Demand

This section evaluates the future demand for housing in Matamata.

6.1 Recent Dwelling Sales by Type & Price

Figure 8 displays the distribution of recent dwelling sales (2024-2025) by price bracket and dwelling type in Matamata. This provides market information to inform the economic assessment. The key points to note are:

- Stand alone dwellings accounted for the majority of dwelling sales (94%). Terrace houses accounted for 6%. There were no apartment sales over this period as Matamata does not contain any apartment stock, which is common for rural towns.
- The majority (67%) of stand alone dwelling were sold within the $600,000 - $1,000,000 price range.
- By comparison, all terrace houses were sold in the $400,000 - $600,000 price range.
- Over this period, a total of 415 dwellings were sold. This equates to annual sales of approximately 210 dwellings. Of these, approximately (33% or 135 dwellings) were new dwellings (built after 2010).

Figure 8:
Matamata Recent Dwelling Sales by Price 2024 - 2025

Price Bracket	Number of Sales			%Distribution		
	Stand Alone	Terrace	Total*	Stand Alone	Terrace	Total*
<$400,000	15	0	15	4%	0%	4%
$400,000 - $500,000	15	15	30	4%	60%	7%
$500,000 - $600,000	50	10	60	13%	40%	14%
$600,000 - $700,000	90	0	90	23%	0%	22%
$700,000 - $800,000	100	0	100	26%	0%	24%
$800,000 - $900,000	70	0	70	18%	0%	17%
$900,000 - $1,000,000	25	0	25	6%	0%	6%
$1,000,000 - $1,100,000	10	0	10	3%	0%	2%
$1,100,000 - $1,200,000	10	0	10	3%	0%	2%
$1,200,000 +	5	0	5	1%	0%	1%
Total	**390**	**25**	**415**	**94%**	**6%**	**100%**

*No apartments were sold over this period.

Source: Cotality, UE

Figure 9 outlines the average sale price for different dwelling types within Matamata. Terrace housing is shown to be the more affordable housing type (in nominal terms) with an average sale price of $490,000. Stand alone dwellings achieve a higher average sale price of $735,000.

Figure 9:
Matamata Average Sale Price by Dwelling Type

Dwelling Type	Avg Sale Price*
Stand Alone	$735,000
Terrace	$490,000
Total	**$720,000**

*Based on Recent Sales.

Source: Cotality, UE

Figure 10 illustrates the distribution of dwelling sales by price over the 2024-2025 period. The highest priced locations are along the southern and eastern edge of the town. These areas predominantly achieve prices of $700,000+. This is driven by the newer housing stock in these areas.

Figure 10:
Matamata Recent Sales by Location 2024 - 2025



Source: LINZ, Cotality, Google

6.2 New Dwelling Construction

Figure 11 presents annual new dwelling consents in Matamata by dwelling type. The key points to note are:

- Between 2000 and 2009, Matamata had an average of 55 new dwellings consented p.a., comprising 40 stand alone dwellings (73%) and 15 terrace homes (27%).
- Over the 2010 - 2018 period, total consents averaged 35 dwellings p.a., with stand alone dwellings remaining the key typology (30, or 88%).
- More recently, over the 2019 - 2025 period, construction has increased substantially, averaging 85 dwellings p.a., with stand alone dwellings continuing to comprise the majority (75, or 88%).
- Terrace housing has remained minimal across the 2000 - 2025 period.
- Overall, the recent uplift in new dwelling construction marks a clear shift in Matamata's housing demand, consistent with stronger population growth and increasing residential demand.

Figure 11:
Matamata New Dwellings Consented (2000 - 2025)

Year	Stand Alone	Terrace	Apartment	Total
2000	25	0	0	25
2001	10	0	0	10
2002	20	0	0	20
2003	25	0	0	25
2004	45	0	0	45
2005	40	0	0	40
2006	85	85	0	170
2007	80	15	0	95
2008	55	25	0	80
2009	30	0	0	30
2010	20	5	0	25
2011	20	5	0	25
2012	20	0	0	20
2013	20	0	0	20
2014	20	0	0	20
2015	25	0	0	25
2016	80	5	0	85
2017	45	0	0	45
2018	45	10	0	55
2019	90	30	0	120
2020	70	5	0	75
2021	90	0	0	90
2022	75	0	0	75
2023	65	20	0	85
2024	60	10	5	75
2025*	75	10	0	85
Average Growth p.a.				
2000-2009	40	15	0	55
2010-2018	35	5	0	35
2019-2025*	75	10	0	85

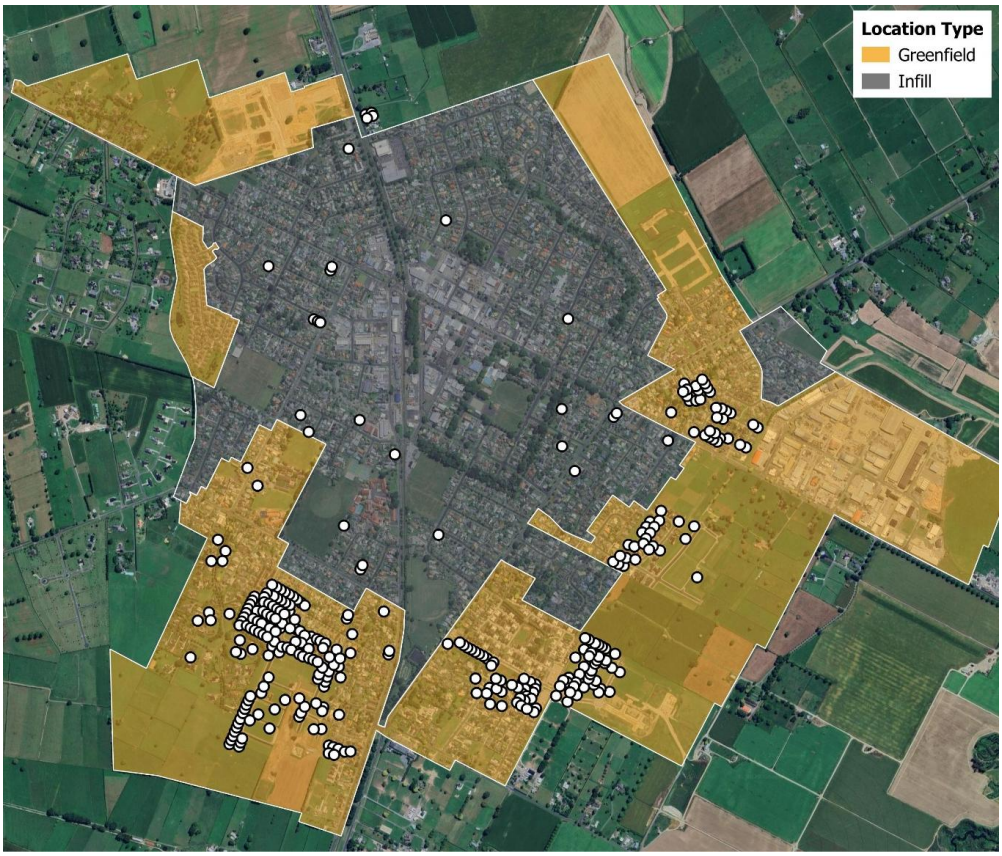
*August 2025 adjusted.

Source: Statistics NZ

6.3 Dwelling Demand in Matamata by Location

Figure 12 provides the location of new dwellings constructed and sold in Matamata since 2020. Assessing the spatial distribution of recent building activity provides insight into where housing demand is being met and the extent to which infill and greenfield areas are accommodating growth. The data shows that approximately 93% of recent dwelling uptake has occurred in greenfield locations, with only around 7% delivered through infill development. For the purpose of this assessment, a 10% infill share is adopted as a conservative estimate of the proportion of future growth that may occur in infill locations within Matamata. The remaining 90% of future demand will be met in greenfield locations. This infill-greenfield split is evident in comparable rural towns and villages.

Figure 12:
Matamata New Dwelling Uptake by Location (Dwellings Built & Sold Post 2020)



Source: Cotality, LINZ, Google

6.4 Greenfield Development Additive vs Redistributive Growth Analysis

The analysis below provides a quantitative assessment to determine whether greenfield development is additive or redistributive in Matamata.

Methodology

A 'Statistical Area 1' (SA1) dataset of annual dwelling building consents from 2010 - 2024 was prepared for Matamata. This was disaggregated into greenfield (GF) and infill (IF) locations.

From this dataset the year-over-year changes were calculated:

- **ΔGF** = change in greenfield dwelling uptake
- **ΔIF** = change in infill dwelling uptake
- **ΔTotal** = change in total dwelling uptake

The following regression was then estimated:

$$\Delta IF_y = a + b \cdot \Delta GF_y + \varepsilon_y$$

This was estimated using Ordinary Least Squares (OLS), a widely used statistical method in economic analysis. OLS identifies the best-fit linear relationship between variables and is the standard framework for evaluating how changes in one factor are associated with changes in another.

From this regression, the impact of greenfield development on total development is inferred

$$\Delta Total = \Delta GF + \Delta IF \approx (1 + b)\, \Delta GF$$

The additivity factor (1 + b) indicates the extent to which greenfield development contributes to total growth, and can be interpreted as follows:

- **0 < 1 + b < 1:** partially additive
- **1 + b = 1:** fully additive (one-for-one)
- **1 + b > 1:** more than fully additive (i.e. greenfield stimulates additional growth beyond its own contribution)

The regression tests how changes in greenfield construction influence infill activity. This relationship determines whether the overall increase in total dwelling uptake is less than, equal to, or greater than the greenfield contribution.

To ensure reliability, robust standard errors (HC1) were applied within the regression, adjusting for irregularities in the annual dwelling data. In addition, annual additivity ratios (ΔTotal / ΔGF) were calculated as a separate diagnostic check, allowing consistency to be assessed across individual years.

Results

The analysis shows that greenfield dwelling uptake in Matamata is associated with a 'more than additive' increase in total dwelling uptake. In other words, new greenfield development is linked to additional dwellings being delivered across the town. The statistical results and key interpretations are as follows:

- Estimated additivity factor = 1.13
- R^2 = 0.87 (strong explanatory power - i.e. 87% explanatory power)
- This means that on average, an additional 100 greenfield dwellings are associated with a net additional 113 dwellings in Matamata.
- Applied to the estimated yield of the proposed plan change area (430 dwellings) this equates to an estimated 485 additional total dwellings in the region (i.e. the 430 dwellings in the development would result in a 113% increase in the total dwellings supplied and demanded in the region: 430x113%=485 net additional dwellings).

UE has undertaken a similar analysis in several other locations (e.g. Queenstown-Lakes District, Wellington Region and Tasman Region). The analysis estimated additivity factors ranging from **1.14-1.76**. This means that every 100 additional greenfield dwellings are associated with a net additional **114-176 total dwellings**, i.e. new greenfield developments are *'more than additive'*, as they also stimulate further housing activity beyond the development itself.

Conclusion on Quantitative Assessment

The empirical results demonstrate that greenfield activity in Matamata is demonstrably additive rather than redistributive. This means the estimated 430 dwellings within the proposed plan change area are likely to generate a net addition of 485 dwellings over the medium-long term. This represents a material contribution to easing housing pressures and indicates that a new greenfield development will increase total growth, i.e. leads to additional growth rather than spreading existing growth more thinly. Additionally, findings from the analysis in other locations show that in constrained housing markets, large-scale greenfield developments act as a catalyst for additional growth beyond their direct contribution.

Based on this analysis, new greenfield developments are estimated to support higher rates of growth, and be a catalyst for additional growth, increasing housing supply, reducing prices and increasing total economic activity and employment.

6.5 Future Dwelling Growth in Matamata Based on NZ Towns Regression Analysis

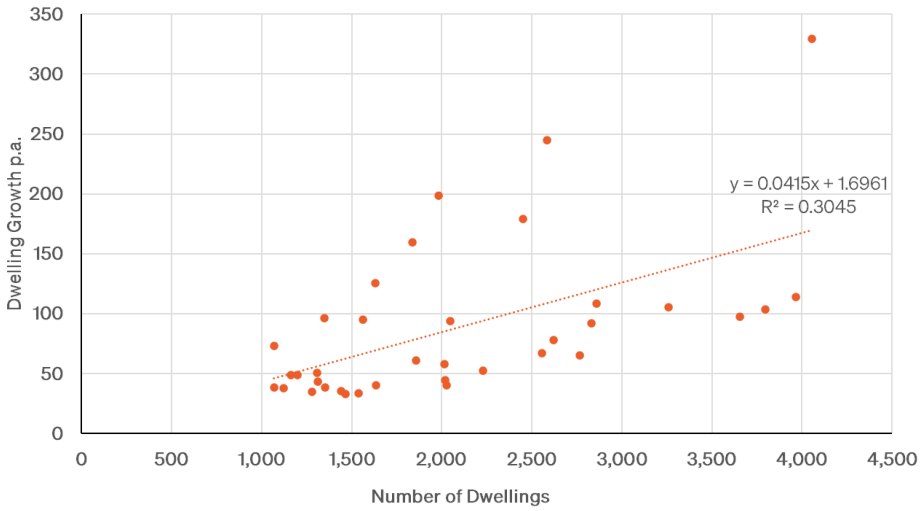
Figures 13-14 present a regression analysis demonstrating the relationship between town size and average annual growth in small New Zealand towns (e.g. 1,000 - 5,000 dwellings). The findings show that larger towns experience higher rates of dwelling and population growth. The main points to note are:

- A town of around 2,000 dwellings typically grows by approximately 100 new dwellings p.a.
- A town of around 4,000 dwellings typically grows by approximately 175 new dwellings p.a.
- A town of around 4,000 people is estimated to grow by approximately 200 people p.a.
- A town of around 10,000 people is estimated to grow by approximately 450 people p.a.

This confirms that growth in rural towns is exponential rather than linear. In other words, as the town increases in size, the annual growth in the number of dwellings completed increases. This reflects the increase in amenities that become available as the rural towns achieve a specific size threshold, most notably for a primary school, secondary school and supermarket, and also for a range of medical, recreational and commercial amenities. As these amenities are introduced, more people consider the town to be an attractive place to live, and the rate of

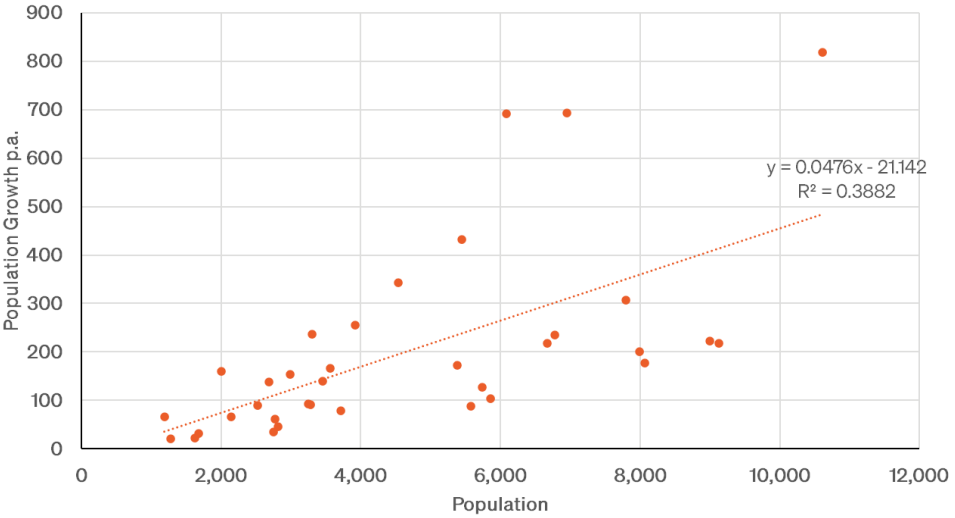
growth increases. By contrast, Statistics NZ forecasts typically project the average rate of growth achieved over the past 1-2 decades, which implies growth is linear rather than exponential.

Figure 13:
Relationship between Town Size (Number of Dwellings) and Rate of Annual Growth



Source: Statistics NZ, UE

Figure 14:
Relationship between Town Size (Population) and Rate of Annual Growth

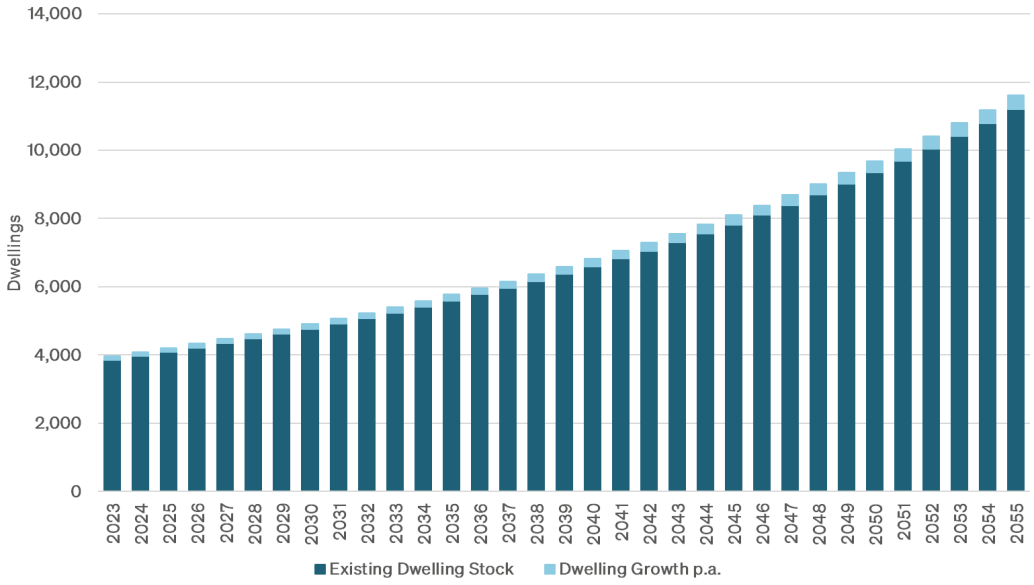


Source: Statistics NZ, UE

Figure 15 illustrates the projected dwelling growth in Matamata over the next 30 years, derived from the above relationship between town size and achievable growth rates. The existing rate of growth is also accounted for.

As at 2025, Matamata is estimated to contain approximately 4,080 dwellings, and is growing at approximately 120 dwellings p.a.. By 2035, there is projected to be approximately 5,580 dwellings, growing at a rate of approximately 190 dwellings p.a.. The annual rate of dwelling growth is expected to increase as the size of the town expands. By the mid-2040s, growth in Matamata is projected to reach circa 300 dwellings p.a., rising to over 400 p.a. by 2055. This reflects the pattern observed in similar New Zealand towns, where the rate of growth increases as the size of the town increases.

Figure 15:
Projected Dwelling Growth in Matamata (2023 - 2055)



7. Housing Supply

This section provides an assessment of the potential supply of additional dwellings in Matamata, based on current zoning.

7.1 Greenfield Capacity

Assessing the availability of greenfield land provides an indication of Matamata's ability to accommodate future residential growth (note infill capacity is addressed by allocating 10% of future demand to infill locations) This includes live-zoned Residential land, where development is planned or currently occurring or can occur, and the Future Residential Policy Area (FRPA) where future residential development can occur subject to a prior plan change to live-zone the land. The greenfield capacity assessment identifies the remaining development potential within these areas, based on known subdivision activity, structure planning, and indicative yields from resource consents. Figures 16-17 outline the quantity and location of remaining greenfield capacity in Matamata. The key points to note are:

- Residential Zone land is estimated to have capacity for around 745 additional dwellings, primarily within the Tower Road, Maea Fields (Stages 1-3), Ancroft, and Haig/Beatty subdivisions.
- All remaining undeveloped live zone residential land is currently under development. This is important, as a new developer, looking to enter the Matamata market, has no opportunity to purchase a zoned development site.
- The Future Residential Policy Area (FRPA) which functions as Matamata's primary future residential growth area, is estimated to accommodate a further 1,075 dwellings.
- The majority of remaining capacity in the Eldonwood South Structure Plan Area is from the proposed Ashbourne Fast-track development, estimated to yield 520 residential dwellings (not yet approved through the FTAA).
- In total, approximately 1,820 dwellings can be accommodated across Matamata's live and future zoned greenfield areas, representing the majority of the town's future residential development potential. This capacity would increase to 2,340 dwellings if the proposed Ashbourne development is approved.

Figure 16:
Matamata Remaining Greenfield Capacity by Zone

Status	Greenfield Site	Remaining Dwellings/Lots	Zone
Live	Tower Road Subdivision	330	Residential Zone
	Maea Fields Stages 1-3	150	Residential Zone
	Ancroft Subdivision	145	Residential Zone
	Haig/Beatty Subdivision	55	Residential Zone
	Mangawheroa Road	40	Residential Zone
	Peakedale Drive	25	Residential Zone
	Residential Zone Sub-total	**745**	-
Future	Matamata (Tokotoko Parade)	430	FRPA**
	Matamata (Mangawhero Rd)*	645	FRPA**
	FRPA Sub-total	**1,075**	-
	Ashbourne Fast-track***	520	Rural & Rural Residential
Total Without Ashbourne		**1,820**	-
Total With Ashbourne		**2,340**	-

*Yield estimated using gross density of 17 dwellings/ha, consistent with the proposed plan change area.

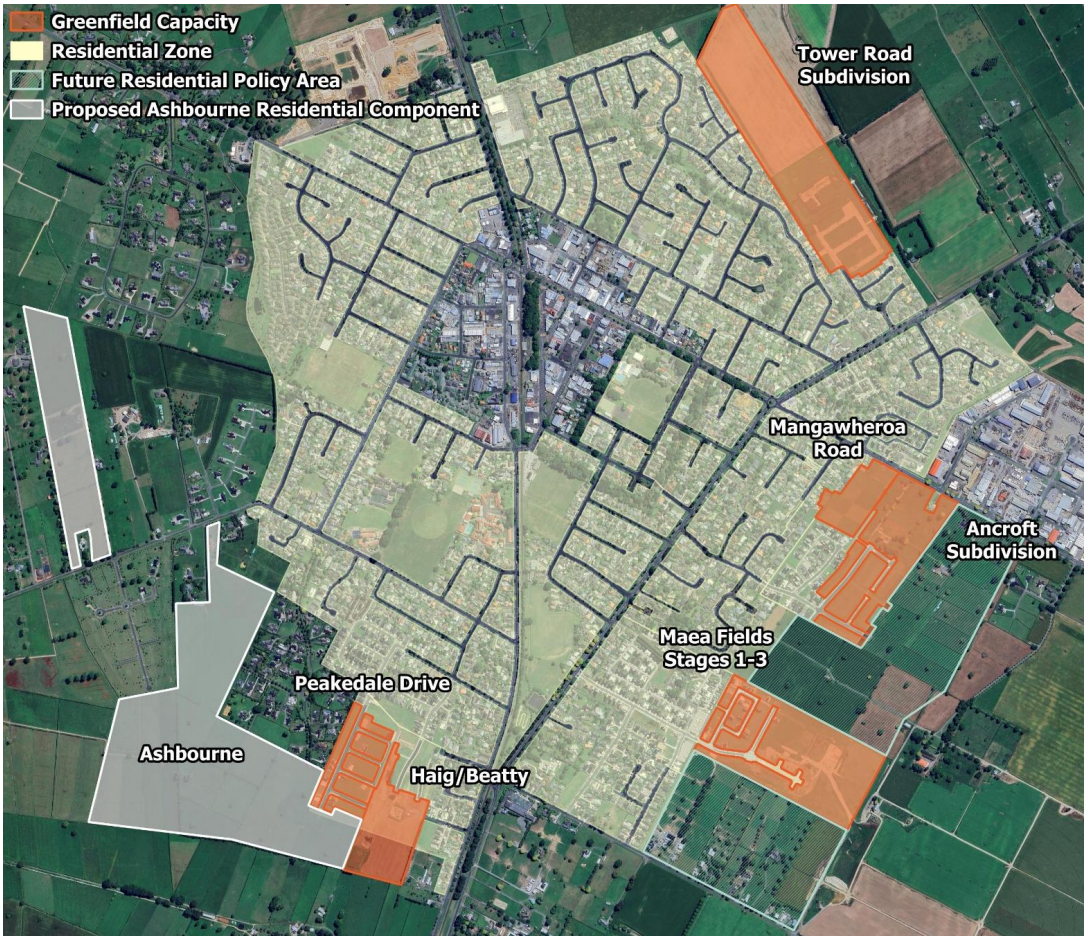
**Future Residential Policy Area.

***Yield sourced from 'Economic Assessment of ProposedAshbourne Development in Matamata' Report.

Source: Cotality, Matamata-Piako Residential Capacity Assessment 2025, MPDC, Google, UE

Figure 17:

Matamata Greenfield Sites Map



Source: LINZ

8. Sufficiency Analysis

Figures 18 and 19 provide an estimate of the remaining years of greenfield capacity in Matamata (note infill capacity is addressed by allocating 10% of future demand to infill locations). This is informed by the capacity analysis in Section 7, and the assessment of future dwelling growth in Matamata in Section 6.5. The main points to note with respect to Matamata's housing market over the short-medium term are:

- Adopting a greenfield dwelling demand ratio of approximately 90%, as outlined in Section 6.3, it is estimated that there is demand for approximately 140 dwellings p.a. on average over the short-medium term (0-10 years) in greenfield areas in Matamata. Over the long-term (11-30 years), dwelling demand is projected to increase to approximately 260 dwellings p.a. on average (reflecting the ongoing increase in annual demand as the town increases in size).
- Under the current market (without the proposal) there is estimated remaining live zone greenfield capacity of 745 dwellings. This is sufficient to provide for approximately 5.3 years of demand. This is insufficient to meet the short-medium-term demand requirements (10 years) of the NPS-UD.
- The inclusion of the proposal would increase the remaining live zone greenfield capacity in Matamata to approximately 1,175 dwellings. This is sufficient to provide for approximately 8.4 years of demand. While this is still insufficient to meet the short-medium-term requirements (10 years) of the NPS-UD, the proposal represents a notable increase to the supply of dwellings.
- If the Ashbourne development is included in the capacity, on the assumption that it proceeds, under the 'Without Proposal' scenario, Remaining Years of Capacity (0-10 years) would increase to 9.0 years.
- If the Ashbourne development is included in the capacity, on the assumption that it proceeds, under the 'With Proposal' scenario, Remaining Years of Capacity (0-10 years) would increase to 12.1 years.
- Under all of thes scenarios, the proposal makes a notable contribution, particularly if both Ashbourne and the proposal proceed (i.e. sufficiency would exceed the 10 year required minimum).

Figure 18:
Greenfield Dwelling Capacity Sufficiency Analysis - Without Proposal

Greenfield Areas	Total
Avg Dwelling Demand p.a. (0-10 Years)	140
Avg Dwelling Demand p.a. (11-30 Years)	260
Remaining Live Zone Capacity (0-10 Years)	745
Remaining Future Capacity* (11-30 Years)	1,075
Total Remaining Capacity (excl. Proposal)	**1,820**
Remaining Years of Capacity (0-10 Years)	**5.3**
Remaining Years of Capacity (11-30 Years)	**4.1**

Source: UE

* i.e. Future Residential Policy Areas, excluding proposed Ashbourne development.

Figure 19:
Greenfield Dwelling Capacity Sufficiency Analysis - With Proposal

Greenfield Areas	Total
Avg Dwelling Demand p.a. (0-10 Years)	140
Avg Dwelling Demand p.a. (11-30 Years)	260
Proposal Dwelling Supply	430
Remaining Live Zone Capacity (0-10 Years)	1,175
Remaining Future Capacity* (11-30 Years)	1,075
Total Remaining Capacity (incl. Proposal)	**2,250**
Remaining Years of Capacity (0-10 Years)	**8.4**
Remaining Years of Capacity (11-30 Years)	**4.1**

Source: UE

* i.e. Future Residential Policy Areas, excluding proposed Ashbourne development.

9. Matamata-Piako District HBA Commentary

The latest update to the Housing and Business Capacity Assessment (HBA) was completed by Property Economics in November 2025. The key conclusions to note with regard to Matamata's housing market are as follows:

- Total long term reasonably expected to be realised capacity of 2,084 dwellings, comprising 98 infill/redevelopment dwellings, 122 vacant/large sites (i.e. brownfield), 783 greenfield dwellings, 118 rural residential dwellings, and 964 d-wellings in Future Residential Policy Areas (i.e. greenfield).
- This equates to a total long term greenfield capacity of 1,750 dwellings. UE's estimate is similar at 1,820 dwellings. UE has also considered an alternative capacity of 2,340 dwellings, which includes the remaining capacity within the Eldonwood South Structure Plan Area (attributable to the proposed Ashbourne Fast-track development at circa 520 dwellings) which is not included in the HBA totals. However, as a decision on the Ashbourne proposal has not yet been made, the capacity estimate of 1,820 dwellings is considered the appropriate figure for the purpose of this assessment.
- Total dwelling demand (excluding NPS-UD demand buffer) in Matamata of 1,694 – 1,905 dwellings over the long term. This equates to annual demand of 55-65 dwellings p.a., and results in a long term dwelling surplus of between 179 and 391 dwellings.

However, the demand methodology used in the HBA differs materially from the approach used in this assessment. HBA demand for individual towns is typically informed by SA2 level projections from WISE. These updated projections are not yet available for Matamata following the 2023 Census. As a result, the HBA applies a different method, allocating a fixed proportion of the district's projected growth to Matamata based on its share under Statistics NZ projections. This approach produces a linear growth rate and results in a relatively low demand estimate. It does not capture Matamata's recent growth as verified by the 2023 census data, nor the exponential growth patterns observed in comparable New Zealand towns (refer Section 6.5).

The 2023 Census shows an average rate of dwelling growth in Matamata over the 2018-2023 period of approximately 115 dwellings p.a., approximately 1.5-2 times the rate of dwelling growth adopted in the 2025 HBA. The historic rate of dwelling growth is considered a minimum base case, with growth expected to increase, as the town grows, as outlined previously. If Matamata's historic rate of dwelling growth was assessed against the HBA capacity, there would be a long term dwelling shortage of approximately 1,365 dwellings, or capacity for approximately 18 years, which falls short of the long term dwelling sufficiency requirements of the NPS-UD.

10. Economic Contribution to GDP & Employment

This section assesses the impact of the proposed rezoning on employment and GDP. This is required under Section 32(2)(a) of the RMA and requires the identification of costs and benefits with particular emphasis on economic growth and employment generation.

10.1 Employment & GDP Contribution from Construction

The national 'value-added per employee' for each sector has been used to estimate the full-time equivalent (FTE) employment for this proposal.

Figure 20Figure 20 outlines the FTEs and value-added to the construction sector GDP that the proposal would generate. It is estimated that the development of the site would contribute approximately $80.9 million to the construction sector's GDP and generate approximately 510 FTE jobs.

The employment number can be interpreted as the number of FTE jobs created on an annualised basis, i.e. if construction takes 5 years and is split evenly between the years then approximately 102 FTE jobs would be created in each year.

Figure 20:
Value-Added GDP & FTE Employee Estimates

Lot Size Bracket (m²)	Number of Dwellings	Project Value ($M)	Value-Added GDP ($M)	Number of FTE Employees
300-350	25	$14.4	$4.4	28
350-400	45	$26.6	$8.1	51
400-450	150	$92.4	$28.1	177
450-500	205	$129.6	$39.3	248
500-600	5	$3.2	$1.0	6
Total	**430**	**$266.2**	**$80.9**	**510**

Source: UE, Statistics NZ

Figure 21 compares the value-added GDP contribution and FTEs generation under the Base Case scenario and the Proposal.

The Base Case scenario outlines the GDP contribution and FTE generation from a rural use of the plan change area. This is based on an average rural farm value per hectare of $30,000 per hectare, equating to a site value of approximately $800,000. It is estimated that the Rural Base

Case scenario would contribute approximately $800,000 to GDP and generate/support 5 FTEs. It should be noted that the proposal site is identified for future urban development, with net target densities of 20-25 dwellings per hectare[1], which is consistent with the net density of 22.6 dwellings per hectare estimated for plan change area.

In contrast, the Proposal scenario would contribute approximately $80.9 million to the construction sector GDP and generate approximately 510 FTEs. Therefore, the Proposal scenario would result in a net addition of approximately $80.1 million to value-added GDP and generate approximately 505 FTEs over the Base Case scenario. This is considered to be a net addition to the economy, due to Matamata's latent housing shortfall, and the analysis confirming new greenfield development is entirely additive (refer Section 6.4).

Figure 21:
Economic Contribution Proposal Vs Base Case

Scenario	Value ($M)	Value-Added GDP ($M)	Number of FTE Employees
The Proposal	$266.2	$80.9	510
Rural Base Case*	$0.8	$0.8	5
Net Benefits	**$265.5**	**$80.1**	**505**

Source: UE, REINZ

*Rural Base Case value estimated using $30,000/ha, based on REINZ Farm Sales data.

Figure 22 shows the estimated national 'value-added per FTE employee'. These value-added per-employee figures are used to estimate the FTE employees created by the construction project expenditure outlined in Figure 20, and the rural base case scenario in Figure 21. Figure 22 shows that the construction sector contributes $32.4 billion to the national GDP, employing 204,200 FTEs, resulting in a value-added of $158,700 per FTE employee, and the agriculture section contributes $12.2 billion to nation GDP, employing approximately 79,400 FTEs, resulting in a value-added of $153,700 per FTE employee.

Figure 22:
Industry GDP and Value Added per Employee (2024)

Sector	Value Added GDP ($M)	FTE Employees*	Value Added GDP Per Employee
Construction	$32,410	204,200	$158,700
Agriculture	$12,206	79,400	$153,700

Source: Statistics NZ

*Total agriculture employee count from Statistics NZ Business Demography data adopted as no data on FTE employment.

[1] 2024 Future Proof Strategy, page 106.

11. Assessment Against Relevant Legislation

11.1 Resource Management Act

Under sections 30(1)(ba) and 31(1)(aa) of the RMA, local authority functions include establishing, implementing and reviewing objectives, policies and methods to ensure there is sufficient development capacity with respect to demand for housing and business land. As identified in Section 8, the sufficiency analysis concluded that there is insufficient development capacity in Matamata to meet demand in the medium-long term. The proposal would contribute towards reducing this shortage and, as such, contribute towards meeting Sections 30(1)(ba) and 31(1)(aa) of the RMA.

Section 32(2)(a) of the RMA requires assessment of costs and benefits. This includes a particular emphasis on economic growth and employment generation. The proposal would result in several notable benefits, namely the proposal would result in a $80.1 million contribution to GDP and generate an additional 505 FTE jobs over the base case scenario.

11.2 NPS-UD

The key provisions of the NPS-UD that relate to efficient residential land markets are listed as follows:

NPS-UD: *"Objective 2: Planning decisions improve housing affordability by supporting competitive land and development markets."*

"Objective 6c: Local authority decisions on urban development that affect urban environments are: responsive, particularly in relation to proposals that would supply significant development capacity.

"Policy 1: Planning decisions contribute to well-functioning urban environments, which are urban environments that, as a minimum: have or enable a variety of homes that:

(i) meet the needs, in terms of type, price, and location, of different households..."

"Policy 2: Tier 1, 2, and 3 local authorities, at all times, provide at least sufficient development capacity to meet expected demand for housing and business land over the short term [1 to 3 years], medium term [3 to 10 years], and long term.[11 to 30 years]"

"Policy 8: Local authority decisions affecting urban environments are responsive to plan changes that would add significantly to development capacity and contribute to well-functioning urban environments, even if the development capacity is:

(a) unanticipated by RMA planning documents; or

(b) out-of-sequence with planned land release."

As estimated in section 7, under the current market (i.e. without the proposal), there is estimated remaining live zone capacity of 745 dwellings. This provides for approximately 5.3 years of demand. This is insufficient to meet the short-medium term demand requirements (10 years) of the NPS-UD.

The inclusion of the proposal would increase the remaining live zone capacity in Matamata to approximately 1,175 dwellings. This is sufficient to provide for approximately 8.4 years of demand. The proposal represents a notable increase to the supply of dwellings, contributing toward meeting the short-medium term requirements of the NPS-UD. A further consideration is that the site forms part of the FRPA under the Operative District Plan and is identified in the Future Proof Strategy 2024 as an 'urban enablement area' for medium-term growth (for the 2020-2030 period). As such, the proposal aligns with the planned pattern of growth for Matamata and reflects an area agreed by the Future Proof partnership where growth is to be enabled.

It is also worth noting that the proposal forms an expansion of the Maea Fields development. This is of relevant, as new buyers in the market will have confidence in the quality of the development, and this will in turn increase its market appeal. Further, as developments increase in size, there is greater opportunity to support onsite amenity which has wider public benefits. In this regard, an expansion to this existing development provides greater economic benefits that other locatons.

The proposal would in part address this shortage, by supplying approximately 430 residential dwellings priced between $720,000 and $810,000 with an average price of $770,000.

Objective 2 of the NPS-UD requires planning decisions to support competitive land and development markets. Markets operating with a small number of suppliers can quickly become uncompetitive, resulting in higher prices and lower quality houses supplied. It can also reduce the diversity of housing offered to the market. While there are six current developments in Matamata, three have a relatively small number of lots remaining, and this means that there will be a very small number of developers competing in the short-early medium term, which raises potential issues relating to competition.

With regard to Objective 6(c) and Policy 8, the proposal contributes positively to the overall functioning of the housing market in Matamata by increasing access to relatively affordable housing and broadening the range of dwellings available.

12. Summary of Costs & Benefits

The following costs and benefits have been identified in this report:

Economic Benefits:

- The proposal would support a more efficient housing market. Matamata faces a shortage of residential land to meet medium-long term demand, and the proposal would enable approximately 430 additional dwellings to enter the market. This would make a material contribution to meeting projected future demand that is unlikely to be met by existing zoned capacity.
- The proposal would introduce more competition into the market, increasing market efficiency and placing downward pressure on house prices.
- The proposal would enable approximately 430 dwellings priced between $720,000 and $810,000. Increasing the supply of dwellings in this relatively affordable price range would support a better-functioning housing market by expanding the range of housing available.

- The proposal would also enable smaller-lot typologies (e.g. 325m² lots), providing flexibility for a range of housing formats that suit Matamata's demographic profile, including housing for first home buyers and older residents. This increases the diversity of housing available and supports a more responsive and efficient housing market.
- The proposal would result in a $80.1 million contribution to GDP and generate an additional 505 FTE jobs over the base case scenario. This is considered to be a net addition to the economy, due to Matamata's latent housing shortfall and the analysis confirming new greenfield development is entirely additive (refer Section 6.4).

Economic Costs:

- The proposal would displace a small amount of land zoned for rural use, with a rural value of $800,000. This is however offset given the sites 'Future Urban' status under district plan.

13. Conclusion

Overall, the economic benefits of the proposal substantially outweigh the minor cost associated with the displacement of rural land, noting that the site is identified for future urban growth. Additionally, the proposal makes an important contribution to meeting the short-medium-term demand requirements (10 years) of the NPS-UD and would ensure a competitive land and development market occurs over this time.

Memorandum

To: Classic Developments c/o Ben Inger

Cc: Andre de Long

From: Adam Thompson

Date: 29 March 2026

Re: PC64 Economic RFI re Population Growth

This memorandum provides a preliminary response to the PC64 Request for Information (RFI), with particular focus on the economic assessment and the expected trajectory of population growth.

UE's analysis indicates that population growth is likely to remain strong and, importantly, to accelerate over time as Matamata continues to expand its local employment base and amenity offering. This outlook contrasts with conventional forecasts for towns such as Matamata, and districts such as Matamata-Piako, which typically assume that population growth will plateau and gradually taper in the long term.

However, an examination of historical trends over the past three decades demonstrates a markedly different pattern. Population growth within the Matamata-Piako District has increased consistently, both in absolute (nominal) and percentage terms. This sustained upward trend reflects the District's increasing relative attractiveness, particularly for households seeking a more balanced lifestyle, where housing affordability and quality of life are key drivers.

Statistical analysis further supports this conclusion, with a strong positive correlation between time and the rate of growth (R^2 of approximately 75%), indicating a persistent and strengthening growth trajectory over the long term.

It is also notable that historical population projections have consistently underestimated actual growth outcomes. For example, Statistics New Zealand projections prepared in 2013 forecast population growth of approximately 3,240 people by 2025 for the Matamata-Piako District; however, actual growth has reached approximately 6,300—nearly double the projected level. Similarly, 2018 projections estimated growth of 2,700 by 2025, whereas actual growth has been closer to 3,900, around 1.5 times higher than forecast.

The most plausible explanation for this systematic underestimation is that growth has not followed the assumed pattern of plateauing and decline. Instead, both nominal and percentage growth rates have continued to increase over time. This outcome is indicative of a structural shift in the District's growth dynamics and reinforces its growing attractiveness as a residential location. Current Matamata-Piako District Council projections remain broadly aligned with the Statistics New Zealand framework, and therefore may similarly understate future growth potential.

Looking forward, several structural factors are likely to further support population growth. Medium- to large-scale residential developments and retirement villages contribute to growth through economies of scale, enhanced market visibility, and the provision of higher-quality housing stock. In addition, proposed new

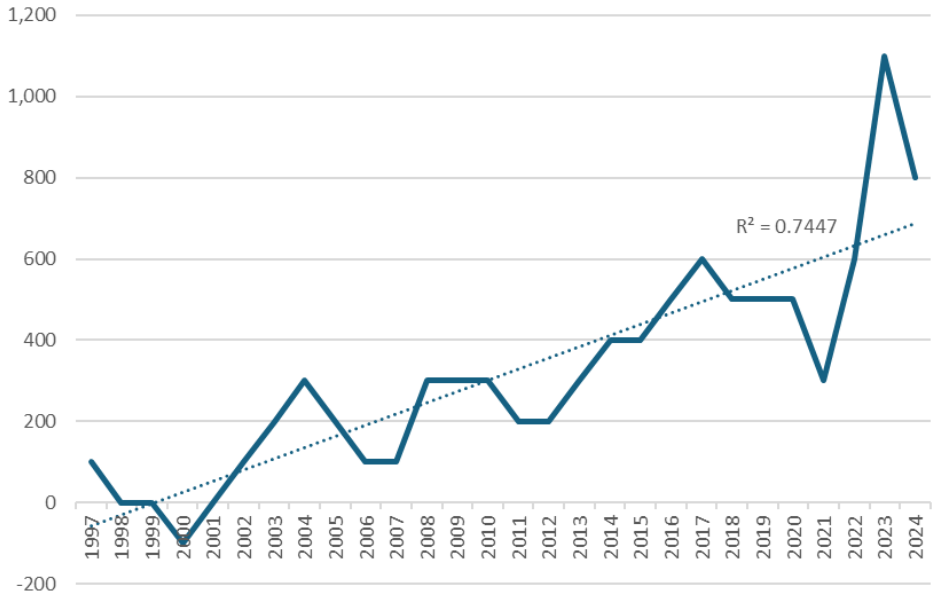
employment areas in Matamata, comprising approximately 20 hectares, represent a significant step-change in the local economic base and, if realised, will further underpin population growth.

In the context of PC64, there is a strong evidential basis to conclude that Matamata is well-positioned to sustain, and potentially increase, its rate of population growth. This outlook is underpinned by the combination of expanding residential development, emerging employment opportunities, and the District's enduring comparative advantages in affordability and lifestyle.

Key Summary Points

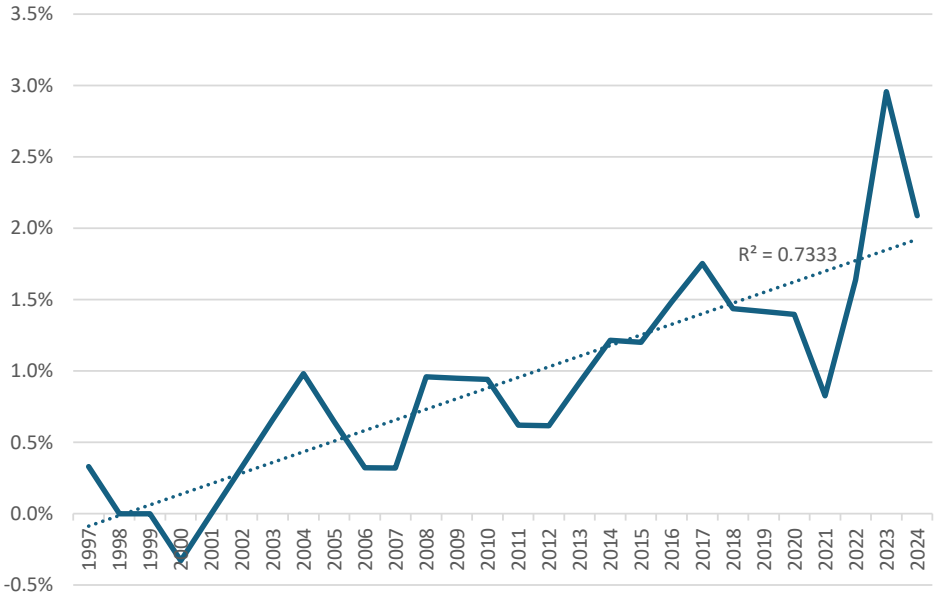
- **Growth is increasing, not slowing:** Long-term trends show rising growth rates, not plateauing and declining.
- **Projections have been too low:** Actual growth has significantly exceeded forecasts.
- **Structural growth drivers are strengthening:** New housing and employment land will support further growth.
- **Strong demand fundamentals:** Affordability and lifestyle continue to attract residents.

Figure 1: MPDC Nominal Population Growth 1996-2025



Source: Statistics NZ

Figure 1: MPDC % Population Growth 1996-2025



Source: Statistics NZ

LYSAGHT

KA MATAMATA LIMITED PARTNERSHIP
ENGINEERING SERVICING ASSESSMENT
PLAN CHANGE 64 – BANKS ROAD RESIDENTIAL
MATAMATA
VER 3

Client KA Matamata Limited Partnership

Project Plan Change 64 – Banks Road Residential Rezoning

LCL Ref 225294

Report Type Engineering Servicing Assessment

Report Date 20/02/2026

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2	12/12/2025	Updated Draft for Council Review	RD	PM	PM
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APPENDICES

1. Concept Civils and Earthworks Plans
2. Stormwater Information
3. Wastewater Information

1.0 EXECUTIVE SUMMARY

This Engineering Servicing Assessment has been prepared by Lysaght Consultants Limited on behalf of KA Matamata Limited Partnership in support of Private Plan Change 64 ("PPC64") for land at Banks Road, Matamata. PPC64 seeks to rezone approximately 26.3 ha of land identified within the Banks Road to Mangawhero Road Structure Plan as a Future Residential Policy Area, enabling the continued progression of residential development adjoining the existing Maea Fields neighbourhood. The assessment addresses earthworks, stormwater, wastewater, water supply, and network utilities servicing requirements. The proposed servicing strategy builds on the established Maea Fields infrastructure and is consistent with the Regional Infrastructure Technical Specifications, Matamata-Piako District Council Development Manual, NZS 4404:2012, the New Zealand Building Code, and standard engineering practice.

Significant earthworks will be required to establish development platforms and achieve gravity servicing. Preliminary modelling indicates approximately 60,000 m^3 of cut and 170,000 m^3 of fill across the PPC64 area. Earthworks will likely be undertaken in stages and will require consent from MPDC and/or Waikato Regional Council, supported by detailed erosion and sediment control measures.

Stormwater management follows the same principles adopted for Maea Fields, combining roadside rain gardens, private on-lot soakage, and a large centralised dry pond with an underground soakage system sized for events up to and including the 1% AEP 24-hour storm. A concept 1D stormwater model confirms that the existing dry pond system can be extended to accommodate PPC64 runoff without surcharge during the 1% AEP design event. Upstream overland flows will be intercepted along Banks Road and conveyed to the pond, consistent with previous 2D modelling undertaken by Tektus in 2024. Flood risk has also been assessed in accordance with the National Policy Statement for Natural Hazards. With the proposed mitigation measures in place the post-development flood risk is assessed as low.

Wastewater will be conveyed by gravity where practicable to the existing Maea Fields wastewater pump station, which has sufficient capacity to service part of the PPC64 area. The balance of the land is expected to require a new WWPS discharging to the existing network within O'Sullivan Drive. Network modelling completed by MPDC's consultant GHD confirms that there are no predicted manhole spills in the Matamata wastewater network in a 2-year level of service event, confirming the existing downstream network has sufficient capacity to accommodate the PPC64 area.

Water supply to PPC64 will be provided through extensions of the existing Banks Road network and multiple connection points from Maea Fields. Hydraulic modelling completed by MPDC's consultant WSP confirms the PPC64 area can achieve minimum pressure criteria and FW2 firefighting flow requirements in accordance with SNZ PAS 4509.

Power and telecommunications will be extended from the existing networks within Banks Road and Maea Fields. At the time of writing Tuatahi First Fibre have confirmed the ability to service the PPC64 area. PowerCo are currently assessing the proposal and will provide feedback on serviceability shortly.

The assessments and preliminary modelling undertaken to date confirm that the PPC64 land can generally be serviced in accordance with MPDC and WRC requirements using standard infrastructure solutions. Further refinement will be completed during subsequent subdivision consent and Engineering Plan Approval processes.

2.0 INTRODUCTION

Lysaght Consultants Limited ("Lysaght") has been engaged by KA Matamata Limited Partnership ("the applicant") to prepare a Civil Engineering Servicing Assessment in support of Private Plan Change 64 ("PPC64") for land at Banks Road, Matamata. The applicant is currently progressing stages 2 and 3 of the adjoining Maea Fields residential development, comprising 172 consented lots, and now seeks to rezone an additional 26.3ha to enable the continued delivery of residential land within the area.

This assessment outlines the servicing requirements across the three waters and expected earthworks, supported by the appended engineering drawings. The assessment has been undertaken in general accordance with the Regional Infrastructure Technical Specifications ("RITS"), the Matamata Piako District Council ("MPDC") Development Manual, NZS 4404:2012, the New Zealand Building Code, and standard engineering practice.

2.1 Existing Site Overview

The PPC64 area (Figure 1) comprises eight legal titles fronting Banks Road, totalling 26.3ha. The land is currently used for farming and lifestyle activities. The land is identified as a Future Residential Policy Area and is within the Banks Road to Mangawhero Road Structure Plan area under the Matamata-Piako District Plan. The site is generally flat, with levels ranging from RL64m to RL65m, and a localised high point of RL67m (Moturiki Datum) near the south-eastern corner.

To the north the boundary adjoins the Maea Fields development, where completed residential stages and future development areas provide opportunities for servicing and road connections. To the east an existing dry stormwater pond constructed for Maea Fields manages runoff from both Maea Fields and the upstream catchment, including the PPC64 site.

A stormwater swale is located adjacent the western boundary, conveying flows from the established O'Sullivan Drive neighbourhood. Banks Road forms the southern boundary and is characterised as a semi-rural road, with farmland located further south.



Figure 1 - Site Location

3.0 EARTHWORKS

Bulk earthworks will be required to create a landform suitable for residential development and to enable gravity servicing across the PPC64 area. A preliminary earthworks model prepared by Lysaght indicates an estimated 60,000m³ of cut and 170,000m³ of fill across the 26.3ha site, excluding any additional works associated with extending the existing stormwater pond. These volumes are based on solid measure, comparing LiDAR-derived existing ground levels with the preliminary finished surface.

Earthworks are expected to be completed in multiple stages as development progresses. Staging and final earthworks design is likely to depend on factors such as land ownership, commercial decisions and availability of fill. Temporary works such as clean-water diversions, sediment control measures, access tracks, and staged stockpiling will be required, subject to final design and sequencing.

Earthworks consent from Matamata-Piako District Council and/or Waikato Regional Council ("WRC") will likely be required. Future consent applications will need to include refined cut and fill estimates, erosion and sediment control plans, dust mitigation measures, and details of proposed temporary works.

4.0 ROADING

The PPC64 area will require the extension of two existing collector roads from Maea Fields to establish a continuous north–south connection between Banks Road and Tokotoko Parade. Additional local roads will be constructed throughout the site to provide access to residential allotments and ensure an integrated internal road network. 20m wide typical cross sections for the collector roads and 17-18m wide typical cross sections for local roads are included in Appendix 1. Urban upgrades will also be required along Banks Road.

Traffic Planning Consultants Ltd has completed a detailed Traffic Impact Assessment for the proposal, including an assessment of the wider transport network and the expected effects of PPC64. As this work forms part of the overall plan change package, no further transport analysis has been undertaken as part of this engineering assessment.

5.0 STORMWATER

The stormwater management approach for the PPC64 area follows the same stormwater management principles applied to the Maea Fields development. This approach combines at-source water quality treatment, private on-lot soakage and a centralised disposal system to manage events up to and including the 1% Annual Exceedance Probability (AEP) (100-year) storm event, considering the effects of climate change adjustment in the RCP6.0 scenario, projected to the year 2100. This methodology is consistent with MPDC and WRC requirements.

A concept 1D stormwater model has been used to provide a high-level validation of the proposed stormwater approach and establish indicative device sizing. Further information on the 1D stormwater model is provided in section 5.5.

5.1 Existing Stormwater Network

An existing dry stormwater detention and soakage pond is located immediately east of the PPC64 site, constructed as part of Maea Fields Stage 1, with extensions completed during Stage 2. The pond will be vested in MPDC upon completion of Maea Fields Stage 3 and is currently subject to an easement in gross in favour of MPDC for stormwater purposes.

The pond functions as the primary stormwater disposal device for parts of Maea Fields, receiving reticulated road runoff and disposing of flows to ground via a sub-surface soakage system. It also provides secondary storage and attenuation for storm events up to and including the 1% AEP event, with sufficient capacity to manage runoff without off-site discharge. This includes flows from a substantial upstream catchment currently intercepted by an existing cut-off swale along the southern Maea Fields boundary.

A WRC stormwater discharge consent is already in place for Maea Fields. Additional WRC consents will be required to accommodate flows generated by PPC64.

5.2 Proposed Stormwater Approach – Primary System

Stormwater runoff from roads and berms during the 10% AEP event will be conveyed via a reticulated pipe network to the existing dry pond located east of the PPC64 site.

In accordance with the RITS and WRC Stormwater Management Guidelines ("SMG"), stormwater requires treatment prior to discharge; in this case the discharge will be to ground soakage. Roadside rain gardens are proposed to provide at-source treatment, sized to manage one-third of the 2-year, 24-hour design storm. These devices will match the treatment approach already implemented in Maea Fields. Each rain garden will incorporate a bypass to allow flows from larger storm events to enter the reticulated network without compromising performance.

The existing underground soakage system below the dry pond will be extended to accommodate PPC64 flows. Preliminary modelling indicates approximately 5,500m² of soakage area within the pond base is required to meet MPDC's 72-hour recovery requirement during the 10 percent AEP event (including RCP6.0 climate change adjustment to the year 2100), in accordance with MPDC's Soakage Design Procedures and Guidelines document1.

Runoff from private allotments will be collected and discharged to individual on-site soakage systems installed at the time of dwelling construction. Indicative sizing and performance considerations for private systems are provided in section 5.7.

5.3 Proposed Stormwater Approach – Secondary System

During storm events exceeding the capacity of the primary soakage and piped networks, surcharge flows will be conveyed overland via the road network toward the existing dry pond. Preliminary assessment confirms that the pond is capable of storing and disposing of runoff from all events up to and including the 1% AEP event, provided it is extended as part of PPC64. Current concept design indicates an approximate extension of 50m length will be required, assuming all secondary flows are directed to the pond.

If rainfall exceeds the design event and the pond reaches full storage, surcharge would occur via the northern swale and discharge across the northern Maea Fields boundary. This matches the pre-development flow path and reflects significantly reduced discharge rates compared with pre-Maea Fields conditions. Further refinement during subdivision-level design may allow for a reduction in pond size and controlled discharge rates that remain at or below pre-development conditions.

Ponding within road reserves is expected during secondary flow events; however, the RITS requires ponding depths to remain below 150 mm during the 2 percent AEP event. Future subdivision applications must demonstrate compliance with this requirement. The secondary overflow path will

[1] https://www.mpdc.govt.nz/pdf/CouncilDocuments/Policies/Stormwater/SoakageManual.pdf

be designed for the 1 percent AEP event in accordance with the RITS, with future lot levels providing 500 mm freeboard above the secondary flow level.

Flows from the upstream off-site catchment south of the PPC64 site will be intercepted along the Banks Road boundary and conveyed around the southern and eastern edges of the development before entering the dry pond.

5.4 Off-Site Flows and 2D Stormwater Modelling

Previous design and consenting work for Maea Fields identified that a large upstream catchment contributes overland flow across the wider area during the 1% AEP event. This has been confirmed through multiple 2D hydraulic flood models prepared by Bloxam Burnett and Oliver ("BBO") and Tektus Consultants for earlier Maea Fields stages, all of which were accepted by MPDC. MPDC is also undertaking district-wide flood modelling through Te Miro Consultants, and preliminary outputs made available to the project team align with the earlier modelling.

Despite differences in modelling software and assumptions, all models consistently show that the PPC64 area is subject to flooding on its southern boundary near Banks Road, with flows converging into a defined overland path that continues northward into Maea Fields. Additional minor flow paths also cross the northern boundary. Figure 2, taken from the Tektus modelling used for Maea Fields Stage 2, illustrates the main flow path and areas of inundation. Further results maps from MPDC and BBO are included in Appendix 2.

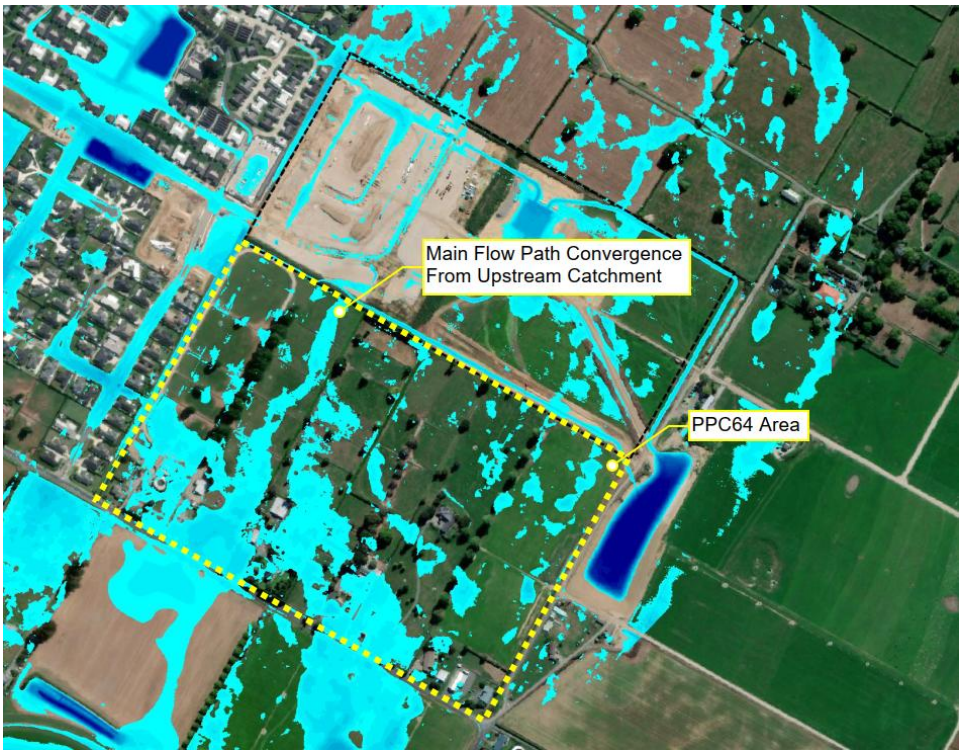

Figure 2: Existing Flood Mapping and Overland Flow Paths, Sourced from Tektus Maea Fields 2D model

The design for Maea Fields Stages 2 and 3 includes a cut-off swale along the existing southern Maea Fields boundary to intercept upstream flows and direct them into the existing dry pond. Hydrographs for these flows were derived from the Tektus 2D model and informed the Maea Fields stormwater design.

As part of the future development of the PPC64 site, it is proposed to shift this cut-off swale to the southern boundary of the PPC64 land to intercept flows and convey them to the dry pond. As part of this arrangement the existing cut-off swale along the Maea Fields boundary will become redundant and will be infilled. For the purposes of this assessment, it has been assumed that the same volume of upstream flow will arrive at the PPC64 southern boundary, which provides a suitable basis for concept design. MPDC has confirmed this assumption is acceptable for plan change purposes, with refined 2D modelling to be undertaken at the subdivision stage once the final PPC64 layout is known. At that time MPDC's updated flood model is expected to be available, enabling coordinated analysis.

The current concept design does not account for the loss of existing flood storage within the PPC64 site once developed. This will require assessment as part of future modelling to ensure any effects are suitably mitigated, though it is not expected to materially change the overall stormwater strategy as the pond could always be extended further should the modelling demonstrate increased effects.

Hydrographs from the Tektus model indicate a peak inflow of approximately 0.75 m³/s. Using a longitudinal gradient of 0.35 percent (consistent with the Maea Fields swale), a preliminary cut-off swale has been designed along the PPC64 Banks Road frontage. The indicative design comprises a grassed trapezoidal channel with a 1 m base and 1V:4H side slopes. Performance parameters are shown in figure 3.

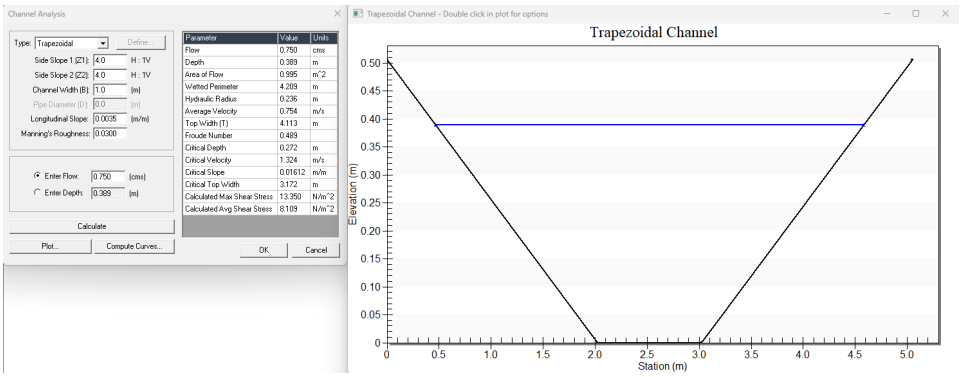

Figure 3: Indicative Banks Road Swale Information

It is possible that future modelling may demonstrate that flows can be conveyed within Banks Road itself, subject to confirmation during subdivision design.

5.5 DRAINS 1D Stormwater Modelling

Watercom's DRAINS 1D hydraulic stormwater modelling software was utilised to prepare a concept 1D stormwater model to validate the proposed stormwater approach and establish indicative device sizing. DRAINS was also used for the design and consenting of Maea Fields and therefore provides consistency with the existing developments design process. The software determines sub-catchment runoff using imported rainfall patterns, soil infiltration characteristics and ground cover assumptions, and applies full momentum–energy hydraulic grade line analysis for both piped and overland flow systems.

The Initial Loss, Continuing Loss Method ("ILCL") has been adopted. HIRDS rainfall data was applied using the WRC normalised 24-hour design storm pattern, consistent with WRC's stormwater runoff modelling guideline TR20-06[2]. The adopted rainfall patterns match those used and approved for Maea Fields, based on climate-adjusted projections for RCP6.0 to the year 2100. The RITS currently specifies a 2.1-degree climate adjustment but does not state a percentage increase in rainfall per degree of warming. For this reason, the HIRDS RCP6.0 projections were adopted. The currently proposed (but non-operative) RITS amendment identifies a 2.3-degree temperature rise under RCP6.0, with an

[2] https://www.waikatoregion.govt.nz/assets/WRC/WRC-2019/TR20-06-Waikato-Stormwater-Runoff-Modelling-Guideline.pdf

associated 8.6 percent increase per degree for the 1% AEP event. Comparison of HIRDS RCP6.0 rainfall depths with historic rainfall adjusted by either 2.1 or 2.3 degrees shows only minor variation (approximately 6 mm for the 24-hour 1% AEP event).

The modelling parameters were set as follows:

- Paved (impervious) area initial and continuing losses – zero
- Grassed (pervious) area initial loss – 4.5mm
- Grassed (pervious) area continuing loss – 2.5mm/hr
- Infiltration rate within stormwater pond – 82mm/hr (the lowest rate as determined from previous CMW on-site testing, as confirmed by the test results in appendix 2).
- Infiltration rate on private allotments – 81mm/hr (as per Maea Fields stage 1-3 design, determined from previous CMW on-site testing. The latest CMW testing specific to the Plan Change area shows one similar result, however also includes two much higher results. Further detailed testing is recommended during future subdivision processes to refine this rate)
- Road/berm impervious percentage – 65%, based on an assessment completed for existing Maea Fields stages)
- Residential lot impervious percentage – 65% as per Maea Fields stage 1-3 design

The pervious initial loss of 4.5 mm aligns with the initial abstraction value in TR20-06 for a Curve Number of 74 (class C soil with good grass cover). Initial loss and initial abstraction can reasonably be interchanged given they both describe the depth of rainfall before runoff occurs. The pervious area continuing loss is a conservative value based on research from other calibrated NZ models given there is no relevant direct guidance on what continuing loss to use. A sensitivity analysis of the model showed that decreasing the continuing loss to 1mm/hr increased peak runoff from the PPC64 catchments by 0.04m³/s and total runoff volume by 2788m³. This equates to increases of approximately 0.37% and 5% respectively, which does not materially affect outcomes at a plan change level.

Figures 4 and 5 present the 24-hour rainfall hyetographs for the 10% AEP and 1% AEP events respectively, consistent with Maea Fields modelling.

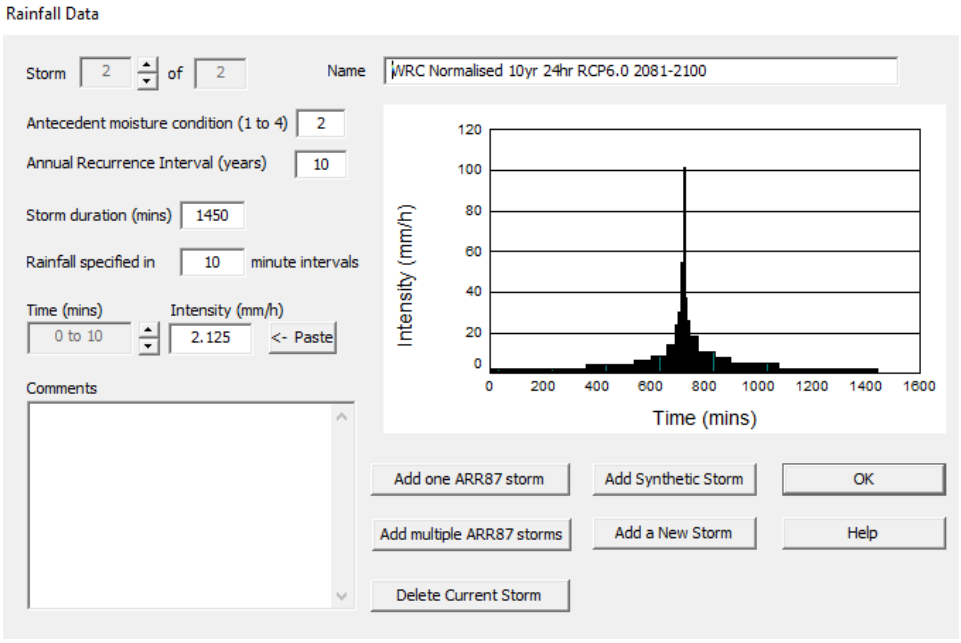

Figure 4: 10% AEP, 24-Hour Duration Rainfall Hyetograph (RCP6.0 2081-2100)

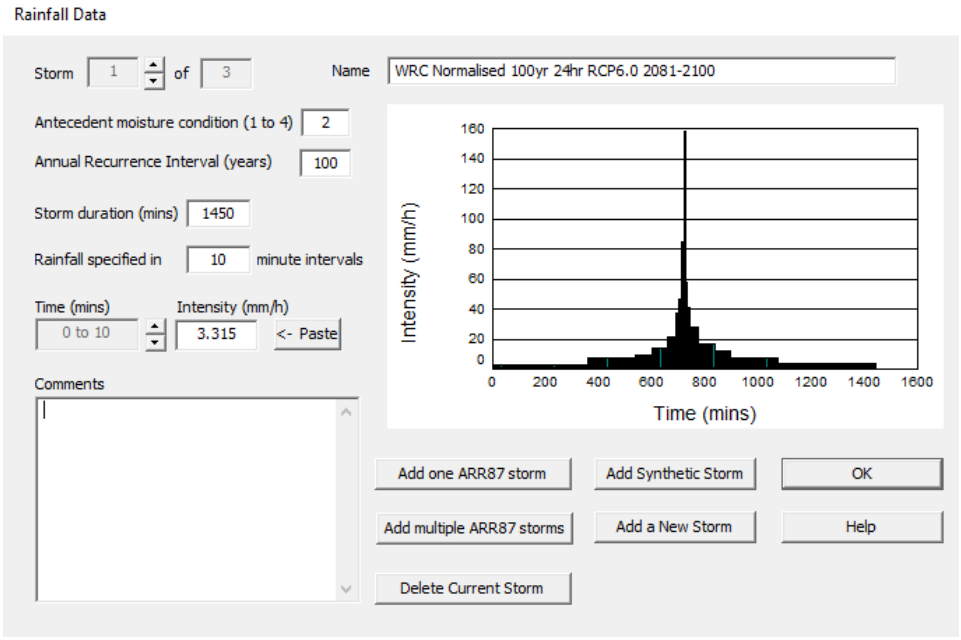

Figure 5: 1% AEP, 24-Hour Duration Rainfall Hyetograph (RCP6.0 2081-2100)

The approved Maea Fields Stage 3 DRAINS model was used as the base model as it already incorporates the operational dry pond and the upstream Maea Fields catchments. To simplify run times, detailed Maea Fields sub-catchments were removed and replaced with the combined Maea Fields inflow hydrograph for the 10% and 1% AEP events (these are separate hydrographs that are applied to the model depending on whether the 10% or 1% AEP rainfall is being run). As Maea Fields is fully consented, this inflow will not change as a result of PPC64.

PPC64 catchments were then added. Private lots were grouped into a single catchment with on-site soakage applied. During the 10% AEP event, these areas do not contribute to the pond as the private systems are expected to manage flows onsite. During larger events, surcharge occurs and overland flow contributions are shown within the model. Road and berm catchments were modelled to discharge directly to the pond during the 10% AEP event, consistent with the intended design. Upstream off-site inflows for the 1% AEP event were applied using hydrographs from the Tektus 2D model.

The inflow/outflow hydrograph for the dry pond during the 10% AEP event is displayed in figure 6. The outflow displays flows to ground soakage via the underground system.

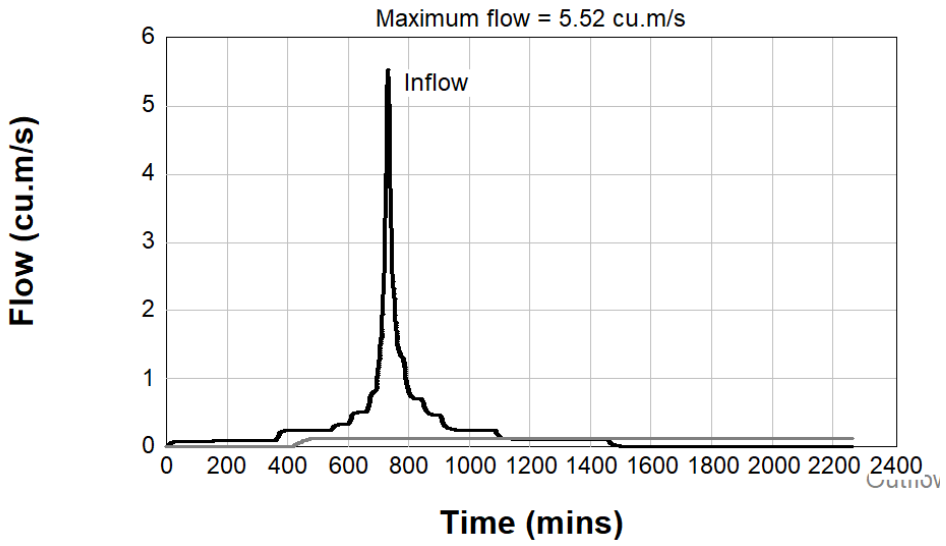

Figure 6: 10% AEP, 24-Hour Duration Inflow/Outflow Hydrograph for Dry Pond

The water level graph for the dry pond during the 10% AEP event is displayed in Figure 7, with the peak level being RL60.39 (1.39m above the invert of the pond).

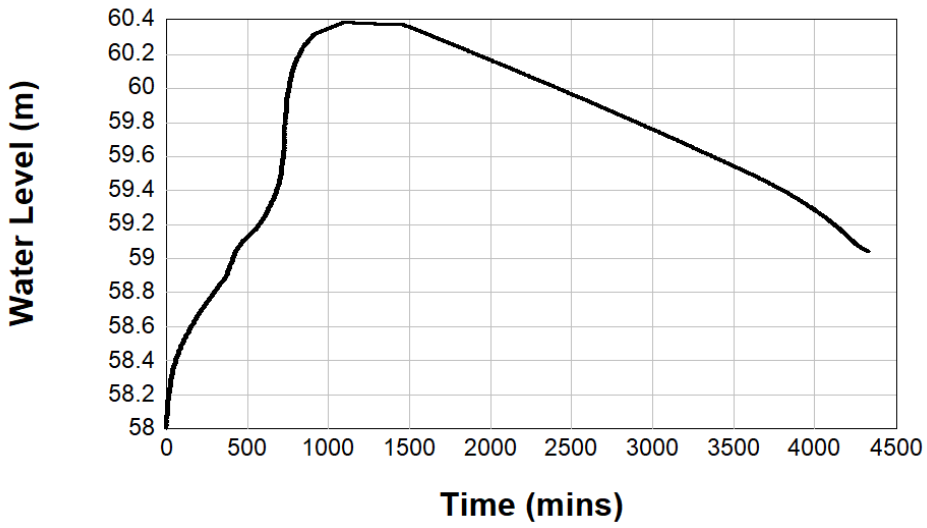

Figure 7: 10% AEP, 24-Hour Duration Water Level Graph for Dry Pond

The soakage flow hydrograph for the dry pond during the 10% AEP event is displayed in Figure 8, confirming the 72-hour recovery period can be achieved post storm event.

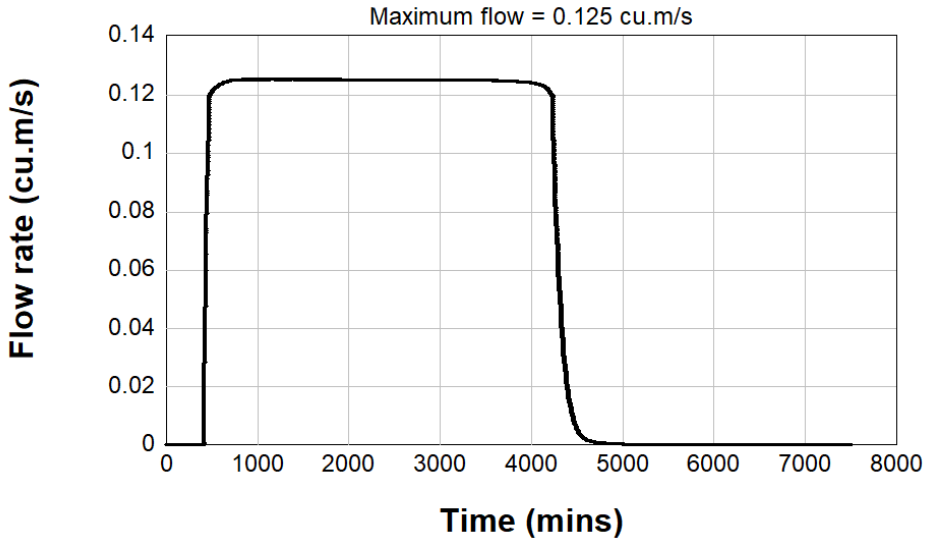

Figure 8: 10% AEP, 24-Hour Duration Soakage Flow Hydrograph from Dry Pond

The inflow/outflow hydrograph for the dry pond during the 1% AEP event is displayed in Figure 9. The outflow displays flows to ground soakage via the underground system.

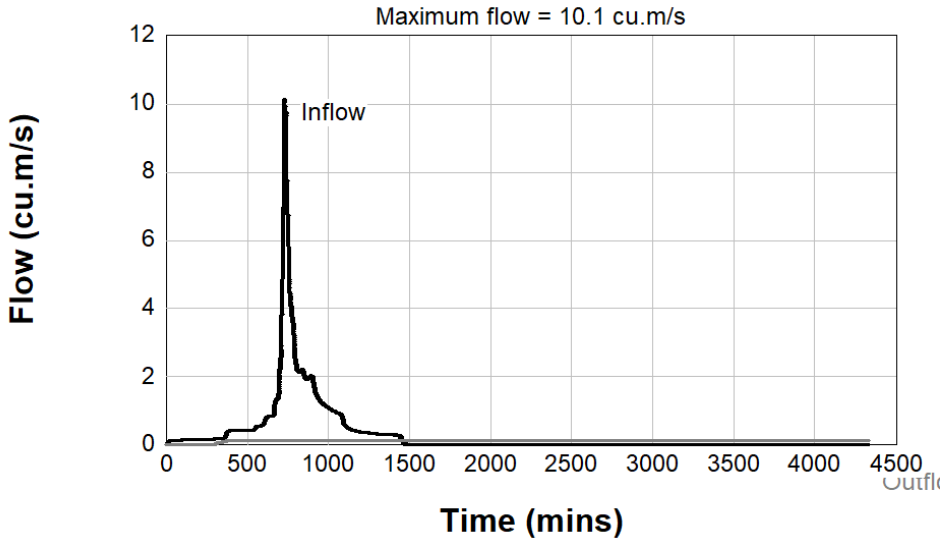

Figure 9: 1% AEP, 24-Hour Duration Inflow/Outflow Hydrograph for Dry Pond

The water level graph for the dry pond during the 1% AEP event is displayed in Figure 10, with the peak level being RL 62.49 (3.49m above the invert of the pond).

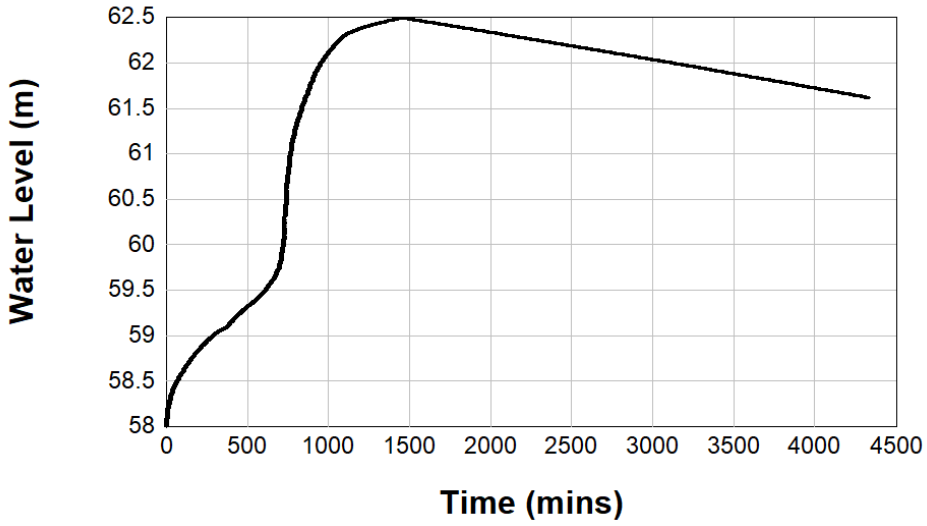

Figure 10: 1% AEP, 24-Hour Duration Water Level Graph for Dry Pond

Critically, the water level results show that the dry pond will not surcharge during the 1% AEP event. Based on the level at the northern boundary discharge point, the dry pond would not begin surcharging until the level reached RL62.50m.

Additional DRAINS modelling information and results are in Appendix 2.

Further to the above, a sensitivity test using RCP8.5 to the year 2100 was completed for the 1% AEP scenario. The increase in rainfall depth relative to RCP6.0 was modest. Peak pond levels increased by approximately 0.3m, resulting in minor surcharge across the northern Maea Fields boundary at approximately 0.010 m^3/s. This aligns with the historical pre-development discharge location. By comparison, pre-development runoff was previously modelled by BBO at approximately 0.65 m^3/s. Future design may further refine whether controlled discharges equal to or below pre-development rates are appropriate.

5.6 Stormwater Pond and Swale Design

The stormwater pond will be extended as part of PPC64 to integrate with the existing underground soakage system constructed for Maea Fields Stages 2B, 2C and 3. Upon completion of Maea Fields, the pond will contain approximately 2,500 m^2 of operational soakage area. An additional 3,000 m^2 of soakage area is required to accommodate runoff from PPC64, bringing the total indicative soakage footprint to approximately 5,500 m^2. The pond base and embankments are proposed to be grassed.

5.7 Private On-Lot Soakage & Impervious Percentage

Private on-lot soakage will be used to manage primary stormwater runoff from individual residential allotments for events up to and including the 10% AEP storm. This approach is consistent with common practice in Matamata and with the systems already operating within Maea Fields.

Based on existing Maea Fields installations, a typical 450 m^2 lot requires an on-site soakage crate system of approximately 10 m^3 capacity. A representative arrangement has dimensions of approximately 5.72 m x 2.0 m x 1.3 m (L x W x H), assuming a maximum impervious coverage of 65% per lot.

Because PPC64 includes a range of lot sizes, including lots down to 325 m^2, an assessment has been completed to confirm that appropriately sized soakage systems can be physically accommodated within the smaller lots. A typical system layout demonstrates that a 2.0 m wide by 5.72 m long crate system can be integrated into a 325 m^2 lot without constraint, as demonstrated in Figure 11. The arrangement of the lot shown complies with the requirements of MPDC's residential infill standards.

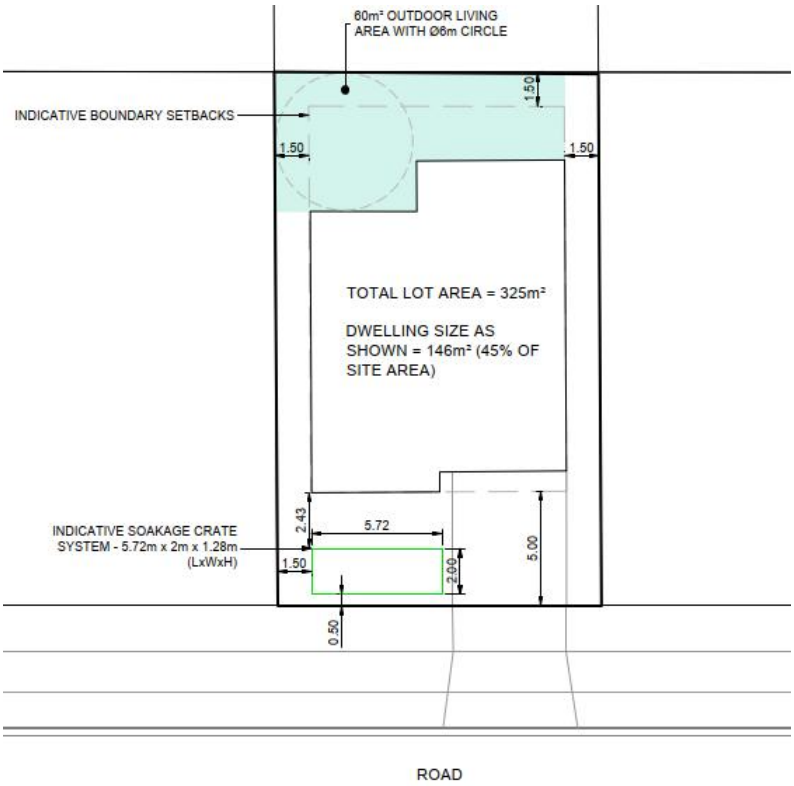

Figure 11: Typical Soakage System Layout on 325m² Lot

The proposed PPC64 rules limit building coverage to 45%. On a 450m² lot, this equates to a footprint of 202.5m² (about 220m² of roof area), and on a 325m² lot, a footprint of 146.25m² (about 160m² of roof area). On both lot sizes, the remaining area available before reaching a 65% impervious total - approximately 72m² on a 450m² lot and 51m² on a 325m² lot - provides sufficient space for driveways, patios and other hardstand surfaces even when dwellings are built to the maximum permitted coverage. For context, typical homes in Maea Fields have 150–160m² footprints (≈ 180m² roof area) and driveways of around 35m², resulting in overall impervious areas well below 65%. Using a 65% impervious design assumption therefore represents an appropriately conservative basis for stormwater design.

The National Environmental Standards for Detached Minor Residential Units allow a minor residential unit up to 70m² subject to standards, including a maximum building coverage of 50% (i.e. combined coverage for the principal and minor residential units cannot exceed 50%). Applying the same assumptions above, this would leave approximately 31m² available for additional impervious surfaces (driveways, paths, patios) on a 325m² lot while staying under 65%, and approximately 47m² on a 450m² lot. These remaining areas are sufficient for typical access and outdoor hardstand even when enabling a minor unit, confirming that 65% impervious per lot is still suitably conservative.

The impervious percentages adopted for PPC64 are considered appropriate and conservative for stormwater design purposes. They are also consistent with stormwater design assumptions previously accepted for Maea Fields.

5.8 National Policy Statement for Natural Hazards Assessment

As demonstrated in figure 2, flooding is identified as a relevant natural hazard for the subject site. The National Policy Statement for Natural Hazards ("NPS-NH") requires that natural hazard risk associated with subdivision and development be assessed and managed using a risk-based approach, considering both the likelihood and consequence of the hazard.

The likelihood of flooding has been assessed with reference to the 1% AEP rainfall event which is consistent with RITS requirements and Policy 6 of the NPS-NH. The flood hazard modelling therefore represents a **possible** event within the NPS-NH likelihood framework. Climate change effects have been incorporated through the use of rainfall intensities adjusted to the year 2100 under an RCP 6.0 scenario, consistent with best available information. The potential consequences of flooding have been assessed based on the post-development scenario, after mitigation measures have been implemented. As proposed, the development would include:

- Redirection of off-site flows from the south via the creation of a swale (or similar) to convey those flows to the stormwater pond
- Raising of site levels to ensure secondary overland flows generated within the development can be appropriately directed toward the stormwater pond, expected to be via future road corridors and/or specific overland flow paths
- Raising of proposed lots to ensure freeboard to secondary overland flow paths in accordance with RITS requirements

With these mitigation measures in place, it is expected future residential dwellings would not be inundated during the 1% AEP event. The post-development consequences of flooding are therefore assessed as **negligible**, limited primarily to potential temporary access disruption during extreme events rather than damage to buildings or risk to life.

Using the NPS-NH risk matrix, flood risk for the proposed development is therefore assessed as **low**.

TABLE 1: NPS-NH RISK ASSESSMENT MATRIX

CONSEQUENCE LEVEL	ALMOST CERTAIN	VERY LIKELY	LIKELY	POSSIBLE	UNLIKELY	RARE	VERY RARE
CATASTROPHIC	Very High	Very High	Very High	High	Medium	Medium	Medium
MAJOR	Very High	Very High	High	High	Medium	Medium	Medium
MODERATE	High	High	High	Medium	Medium	Low	Low
MINOR	Medium	Medium	Medium	Medium	Low	Low	Low
NEGLIGABLE	Low	Low	Low	Low	Low	Low	Low
	LIKELIHOOD LEVEL						

6.0 WASTEWATER

It is proposed that wastewater from the PPC64 area be reticulated via gravity networks extending throughout the development. Four wastewater connection points will be provided along the southern Maea Fields boundary as part of future construction, consistent with the approved Stage 3 engineering plans. These connections ultimately discharge to the existing Maea Fields wastewater pump station ("WWPS"), which was constructed in Stage 1. This approach is consistent with the intention of the Banks Road to Mangawhero Road Structure Plan which notes that the PPC64 area *'will be serviced through the residentially zoned land above'* (i.e. Maea Fields).

The Maea Fields WWPS was originally only intended to be designed (by others) to service the residentially zoned catchment, however Lysaght's review of the WWPS calculations identified that the existing pump station is significantly over-designed. As a result the WWPS was constructed larger than required for Maea Fields alone. Lysaght's assessment, located in Appendix 3, indicates the WWPS has additional capacity for approximately 13Ha of the PPC64 area, and given the depth of the connections to be provided it is expected that this area can be serviced via gravity drainage.

The balance of the PPC64 land is unable to be serviced via the Maea Fields WWPS unless significant upgrades to the pump station were completed. It is more likely that the remaining area would have an additional WWPS constructed, discharging into the existing network within O'Sullivan Drive.

MPDC's consultant GHD completed network modelling to understand the effect of the proposed PPC64 development on the wider wastewater network, and to confirm the proposed connection locations were appropriate. GHD's report[3] confirms under wet weather flows there are no predicted manhole spills in the matamata wastewater network in a 2-year level of service event, and therefore the existing network has sufficient capacity for the PPC64 area.

Final wastewater design, including pipe grades and pump station sizing (if required) will be completed once subdivision layouts within PPC64 are further refined and will be agreed with MPDC through future subdivision consent and Engineering Plan Approval processes.

6.1 Wastewater Flows

Wastewater flows have been calculated in accordance with the RITS to give an indication of expected discharge and guide the modelling by GHD. The RITS specifies the following design criteria:

- Domestic Average Daily Flow of 200 litres per person per day
- Infiltration allowance of 2250 litres per hectare per day
- Surface water ingress of 16500 litres per hectare per day
- Variable peaking factors depending on population equivalent for catchment

Using these values, the flows from the PPC64 areas have been calculated in three distinct areas as shown on the appended wastewater layout plan. The design parameters and peak flows have been determined as shown in Table 2.

[3] GHD '*Maea Fields Development Wastewater Assessment*' numbered 12686704 and dated 17 February 2026

TABLE 2: WASTEWATER FLOW PARAMETERS					
Area	Catchment Area	Lots	Population	Average Daily Flow	Peak Wet Weather Flow
1	9.48Ha	156	420 persons	**1.22 l/sec**	5.46 l/sec
2	3.60Ha	59	160 persons	**0.46 l/sec**	2.55 l/sec
3	13.2Ha	217	585 persons	**1.70 l/sec**	9.36 l/sec
Number of lots based on 16.4 lots/hectare as per preliminary masterplan					

7.0 WATER SUPPLY & FIREFIGHTING

Water supply for the PPC64 area is proposed to be provided through extensions of the existing reticulated network within Banks Road and via multiple connection points from Maea Fields. The approved Stage 3 engineering plans for Maea Fields include several watermain stubs positioned to service the PPC64 boundary. Banks Road contains an existing Ø100mm main along its full extent, with an additional Ø200mm main on Banks Road stopping near the southern PPC64 boundary. The existing connection points are displayed in figure 12.

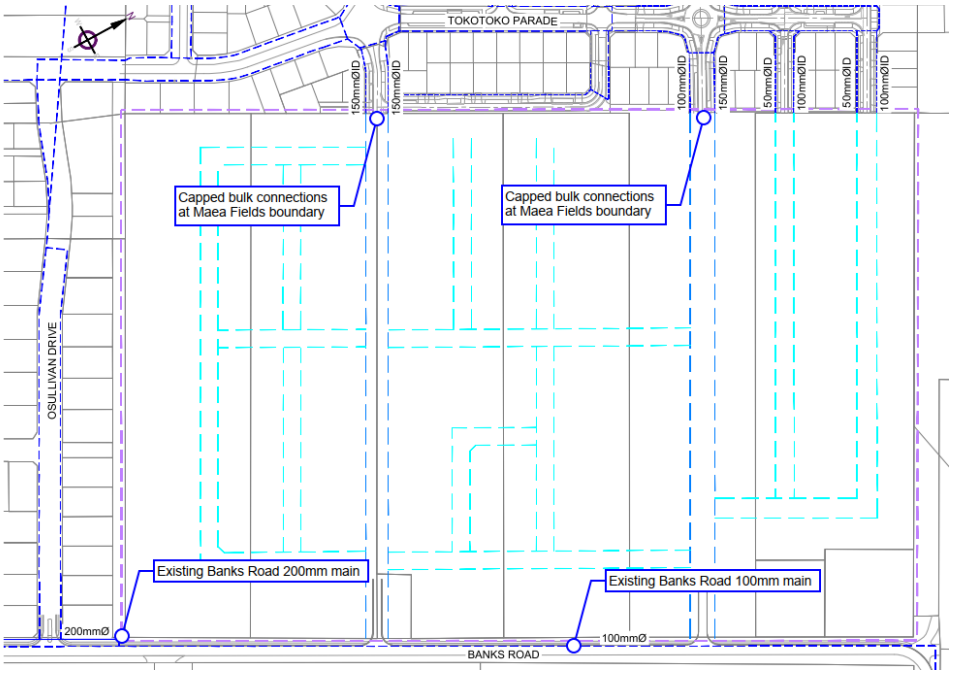

Figure 12: Existing Water Supply Locations and Indicative Site Layout

Bulk connections will be provided along the collector roads extending through the site, with looped local road connections used where required to maintain network resilience and pressure management. This approach reflects standard MPDC practice and maintains consistency with the design of the existing urban network.

MPDC's consultant WSP completed hydraulic modelling of the wider network to assess the effects of PPC64 demand and to confirm appropriate pipe sizing, level of service for the wider matamata network is maintained, and firefighting supply can be achieved. WSP's report[4] confirms the PPC64 area meets minimum pressure criteria (>20m head) and unit head loss in the supply pipes is below maximum criteria (5m/km for DN≤Ø150mm and 3m/km for DN≤Ø200mm). Further, FW2 fire-flow criteria can also be achieved while maintaining residual pressure in the network.

7.1 Residential Water Consumption

Residential water demand has been calculated in accordance with the RITS to provide an indication of expected usage across the PPC64 area. The RITS specifies a standard domestic demand of 260 litres per person per day, with a peak flow rate of five times the average demand. Water demand has been calculated as shown in table 3.

TABLE 3: WATER SUPPLY DEMAND

Area	Catchment Area	Lots	Population	Average Daily Flow	Peak Flow
PPC64	26.2Ha	430	1161 persons	301.86 m^3/day	17.5 l/sec

These values will be refined during subdivision design once lot layouts and staging are confirmed.

7.2 Firefighting Demand

The development is expected to require an FW2 level of service for firefighting, consistent with the requirements of SNZ PAS 4509 (*New Zealand Firefighting Water Supplies Code of Practice*). Under FW2, the required firefighting supply is 12.5 litres per second from a hydrant located within 135 m of all allotments, with an additional 12.5 litres per second available from a second hydrant within 270 m.

The WSP modelling confirms FW2 fire-flow criteria can be achieved while maintaining the required minimum residual pressure in the wider network. Final hydrant spacing and valve locations will be confirmed during detailed design and assessed as part of future subdivision consent applications.

8.0 NETWORK UTILITIES

Power and Telecommunications utilities are proposed to be connected to the existing infrastructure installed within Banks Road and Maea Fields. Tuatahi First Fibre have confirmed their ability to service the PPC64 area. PowerCo are currently assessing the proposal and are expected to provide feedback shortly. Detailed lay plans and upgrade requirements will be confirmed during future consenting processes, with detailed designs to be provided with subsequent Engineering Plan Approval applications for each subdivision stage.

[4] WSP '*Water Supply Modelling Assessment*' numbered 2-WLASS.BH and dated 12 February 2026

APPENDIX 1 – CONCEPT CIVILS AND EARTHWORKS PLANS

PLAN CHANGE 64
BANKS ROAD RESIDENTIAL REZONING

BANKS ROAD, MATAMATA



LOCALITY MAP

PLAN CHANGE
FEBRUARY 2025

LYSAGHT JOB No: 225294

LYSAGHT
SURVEYING, ENGINEERING & LAND DEVELOPMENT
19 TOTARA STREET, MOUNT MAUNGANUI, 3116
07 578 8798
www.lysaght.net.nz

GENERAL NOTES:

1. ALL DIMENSIONS IN METRES UNLESS NOTED OTHERWISE.
2. ALL LEVELS ARE IN METRES TO MOTURIKI DATUM. ORIGIN OF LEVELS LINZ BENCHMARK SSCB LI DP 435136 (F21Q) RL=62.91m
3. SURVEY UNDERTAKEN BY LYSAGHT USING GPS, DRONE & TOTAL STATION.
4. EXISTING TITLES - LOT 2001 DP 579414 (RT1077205)
5. BOUNDARIES AND AREAS ARE APPROXIMATE ONLY AND ARE SUBJECT TO CHANGE. FINAL BOUNDARIES WILL BE IN ACCORDANCE WITH CITY PLAN AND LINZ REQUIREMENTS.
6. BOUNDARIES NOT FOR BUILDING DESIGN PURPOSES.
7. EXISTING SERVICES POSITIONS AND ALIGNMENTS MAY HAVE BEEN OBTAINED FROM THIRD PARTY RECORDS AND SHOULD BE VERIFIED ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS. LYSAGHT CONSULTANTS DOES NOT IN ANY WAY GUARANTEE THE ACCURACY OF ANY UNDERGROUND SERVICE SHOWN ON THIS PLAN.
8. CONCEPT SERVICING IS INDICATIVE ONLY AND SUBJECT TO DETAILED DESIGN AND ENGINEERING APPROVAL.
9. CONTOUR INFORMATION OBTAINED FROM LIDAR.

LEGEND

- PROPOSED STAGE EXTENTS
- EXISTING MAJOR CONTOUR (1m)
- EXISTING MINOR CONTOUR (0.2m)



VER.	DATE	VERSION DETAILS	DRN	CHKD	APRVD
C	27/02/26	ISSUE FOR LODGEMENT	RD	PM	PM
B	12/12/25	UPDATED DRAFT FOR COUNCIL REVIEW	RD	PM	PM
A	05/12/25	DRAFT ISSUE FOR CLIENT REVIEW	RD	PM	PM

LYSAGHT

SURVEYING, ENGINEERING, PLANNING & LAND DEVELOPMENT

19 TOTARA ST, MT MAUNGANUI 3116 | PANAMA SQUARE, 14 GARDEN PLACE, HAMILTON 3204

PH 07 578 8798 | www.lysaght.net.nz | @lysaght_consultants

CLIENT

KA MATAMATA GP LTD

Classic Developments

PROJECT & DRAWING TITLE

PROPOSED PLAN CHANGE AREA
BANKS ROAD, MATAMATA
EXISTING CONTOUR PLAN

DRG LOCATION: X:\Projects 1\22 John\225294 KA Matamata LP Calcutta Farms\CAD\Drawings\07. Plan Change\225294-PPC-0200-EW
DRG PLOT DATE: 2026-02-27 07:38:19

DISCLAIMER: THIS DRAWING REMAINS THE PROPERTY OF LYSAGHT CONSULTANTS LTD. NO LIABILITY SHALL BE ACCEPTED FOR THE UNAUTHORISED USE OF THIS DRAWING. DO NOT SCALE DRAWING

DRAWING STATUS: PLAN CHANGE

PROJECT NO.: 225294

DRG NO.: 225294-PPC-0200-EW

SCALE (A3): 1:2500

VER.: C

GENERAL NOTES:

1. ALL DIMENSIONS IN METRES UNLESS NOTED OTHERWISE.
2. ALL LEVELS ARE IN METRES TO MOTURIKI DATUM. ORIGIN OF LEVELS LINZ BENCHMARK SSCB LI DP 435136 (F21Q) RL=62.91m
3. SURVEY UNDERTAKEN BY LYSAGHT USING GPS, DRONE & TOTAL STATION.
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5. BOUNDARIES AND AREAS ARE APPROXIMATE ONLY AND ARE SUBJECT TO CHANGE. FINAL BOUNDARIES WILL BE IN ACCORDANCE WITH CITY PLAN AND LINZ REQUIREMENTS.
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8. CONCEPT SERVICING IS INDICATIVE ONLY AND SUBJECT TO DETAILED DESIGN AND ENGINEERING APPROVAL.
9. CONTOURS SHOWN ARE COMBINATION OF EXISTING LIDAR AND PROPOSED SITE LEVELS, AND BASED ON INDICATIVE SITE LAYOUT ONLY.

LEGEND

- PROPOSED STAGE EXTENTS
- XX PROPOSED MAJOR CONTOUR (1m)
- PROPOSED MINOR CONTOUR (0.2m)



VER.	DATE	VERSION DETAILS	DRN	CHKD	APRVD
C	27/02/26	ISSUE FOR LODGEMENT	RD	PM	PM
B	12/12/25	UPDATED DRAFT FOR COUNCIL REVIEW	RD	PM	PM
A	05/12/25	DRAFT ISSUE FOR CLIENT REVIEW	RD	PM	PM

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CLIENT
KA MATAMATA GP LTD
Classic Developments

PROJECT & DRAWING TITLE
PROPOSED PLAN CHANGE AREA
BANKS ROAD, MATAMATA
INDICATIVE PROPOSED CONTOUR PLAN

DRG LOCATION: X:\Projects 1\00 Jobs\225294 KA Matamata LP Calcutta Farms\CAD\Drawings\07. Plan Change\225294-PPC-0210-EW
DRG PLOT DATE: 2026-02-27 07:38:21
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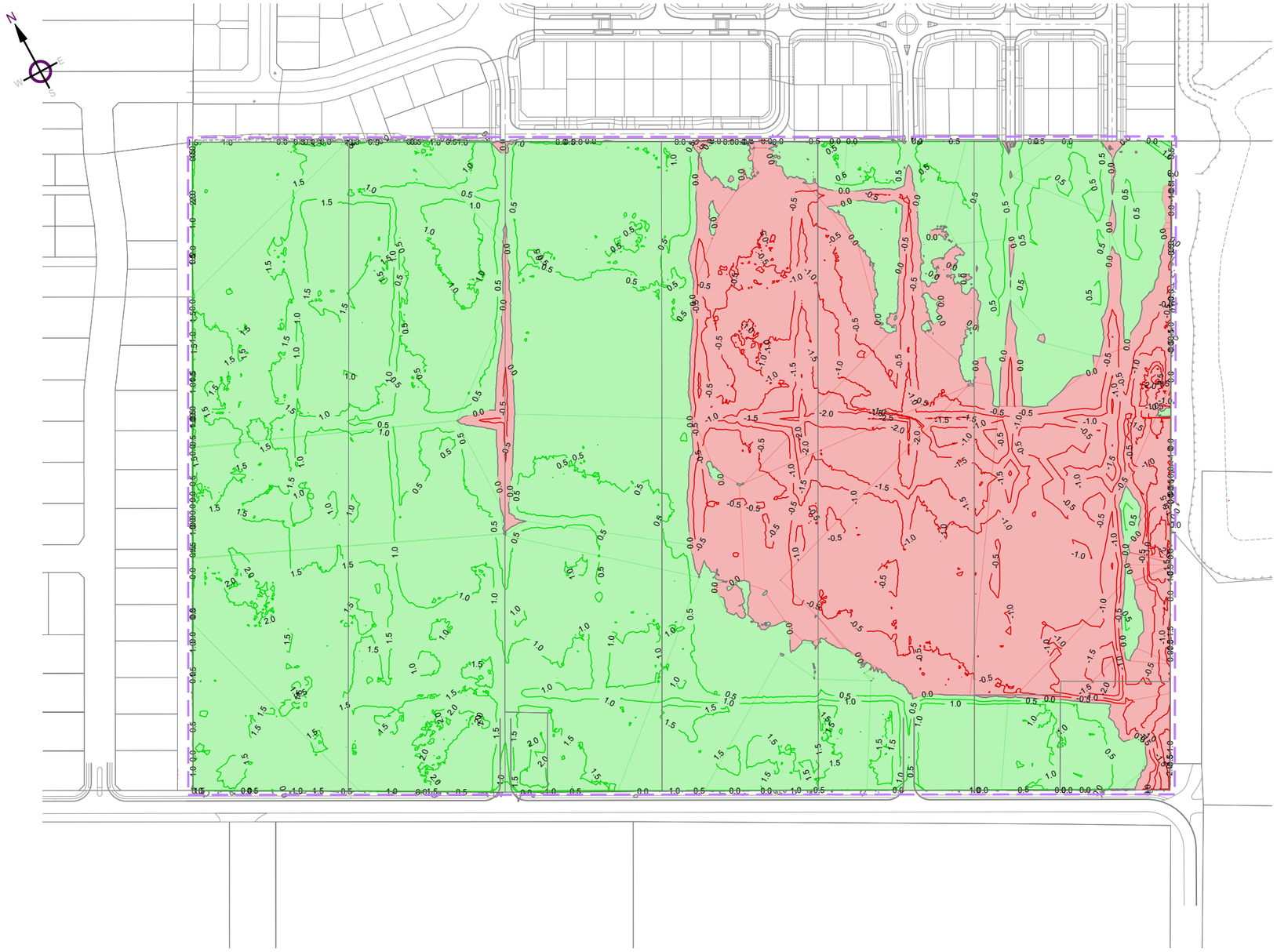
PROJECT NO.: 225294
DRG NO.: 225294-PPC-0210-EW
SCALE (A3): 1:2500
VER.: C

GENERAL NOTES:

1. ALL DIMENSIONS IN METRES UNLESS NOTED OTHERWISE.
2. ALL LEVELS ARE IN METRES TO MOTURIKI DATUM. ORIGIN OF LEVELS LINZ BENCHMARK SSCB LI DP 435136 (F21Q) RL=62.91m
3. SURVEY UNDERTAKEN BY LYSAGHT USING GPS, DRONE & TOTAL STATION.
4. EXISTING TITLES - LOT 2001 DP 579414 (RT1077205)
5. BOUNDARIES AND AREAS ARE APPROXIMATE ONLY AND ARE SUBJECT TO CHANGE. FINAL BOUNDARIES WILL BE IN ACCORDANCE WITH CITY PLAN AND LINZ REQUIREMENTS.
6. BOUNDARIES NOT FOR BUILDING DESIGN PURPOSES.
7. EXISTING SERVICES POSITIONS AND ALIGNMENTS MAY HAVE BEEN OBTAINED FROM THIRD PARTY RECORDS AND SHOULD BE VERIFIED ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS. LYSAGHT CONSULTANTS DOES NOT IN ANY WAY GUARANTEE THE ACCURACY OF ANY UNDERGROUND SERVICE SHOWN ON THIS PLAN.
8. CONCEPT SERVICING IS INDICATIVE ONLY AND SUBJECT TO DETAILED DESIGN AND ENGINEERING APPROVAL.
9. CUT/FILL CONTOURS SHOWN ARE FROM EXISTING LIDAR SURFACE TO INDICATIVE FINISHED DESIGN SURFACE, BASED ON INDICATIVE SITE LAYOUT.

LEGEND

- PROPOSED STAGE EXTENTS
- XX PROPOSED MAJOR CONTOUR (1m)
- PROPOSED MINOR CONTOUR (0.2m)



VER.	DATE	VERSION DETAILS	DRN	CHKD	APRVD
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B	12/12/25	UPDATED DRAFT FOR COUNCIL REVIEW	RD	PM	PM
A	05/12/25	DRAFT ISSUE FOR CLIENT REVIEW	RD	PM	PM

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CLIENT

KA MATAMATA GP LTD

Classic Developments

PROJECT & DRAWING TITLE

PROPOSED PLAN CHANGE AREA

BANKS ROAD, MATAMATA

INDICATIVE PROPOSED CUT/FILL CONTOUR PLAN

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DRG NO.	225294-PPC-0220-EW
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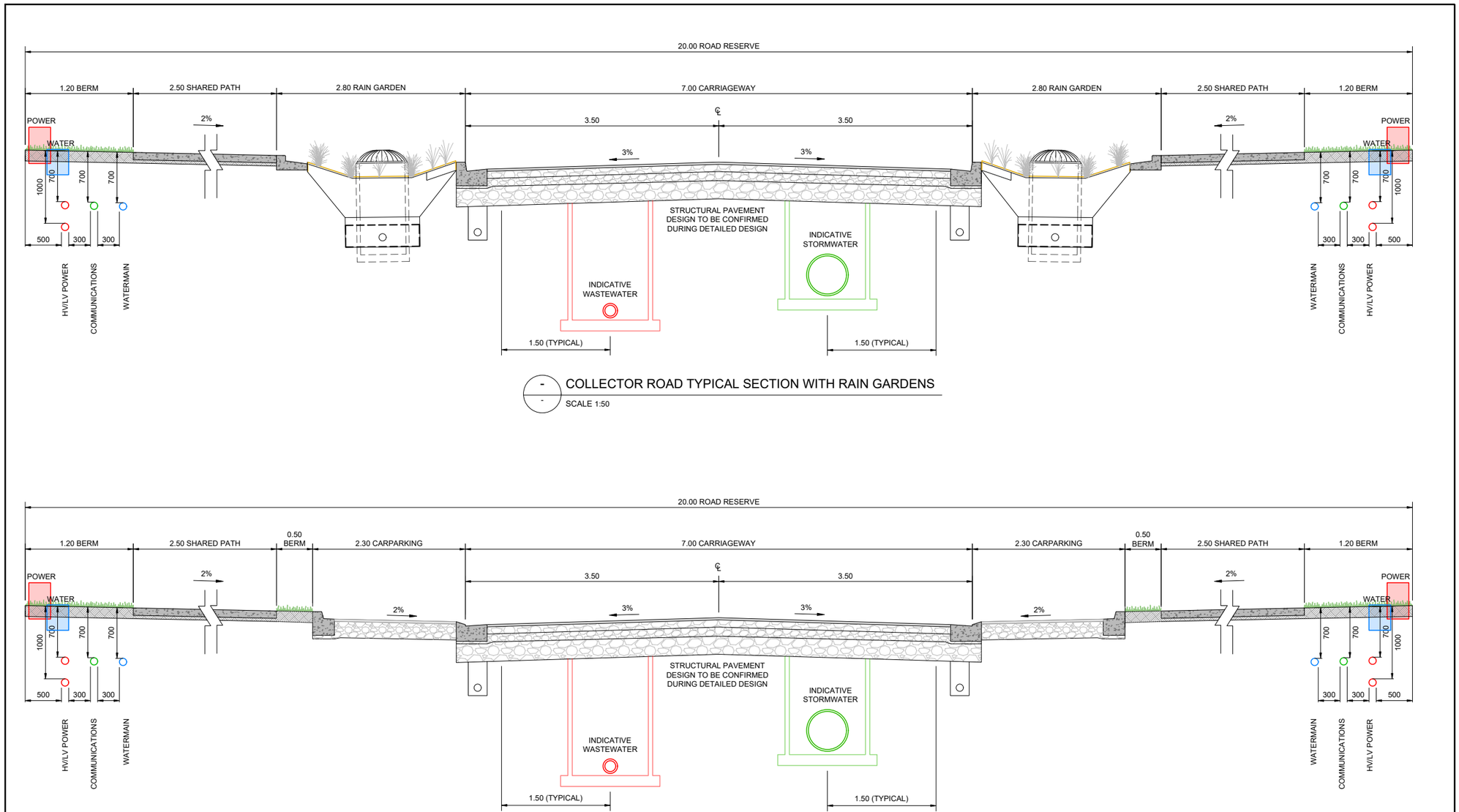
VER.	C



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VER.	DATE	VERSION DETAILS	DRN	CHKD	APRVD
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B	12/12/25	UPDATED DRAFT FOR COUNCIL REVIEW	RD	PM	PM
A	05/12/25	DRAFT ISSUE FOR CLIENT REVIEW	RD	PM	PM

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PROJECT & DRAWING TITLE
PROPOSED PLAN CHANGE AREA
BANKS ROAD, MATAMATA
ROADING TYPICAL SECTIONS
SHEET 1

DRG LOCATION: X:\Projects 1\22 Jobs\225294 KA Matamata LP Calcutta Farms\CAD\Drawings\7 .Plan Change\225294-PPC-0300-RD
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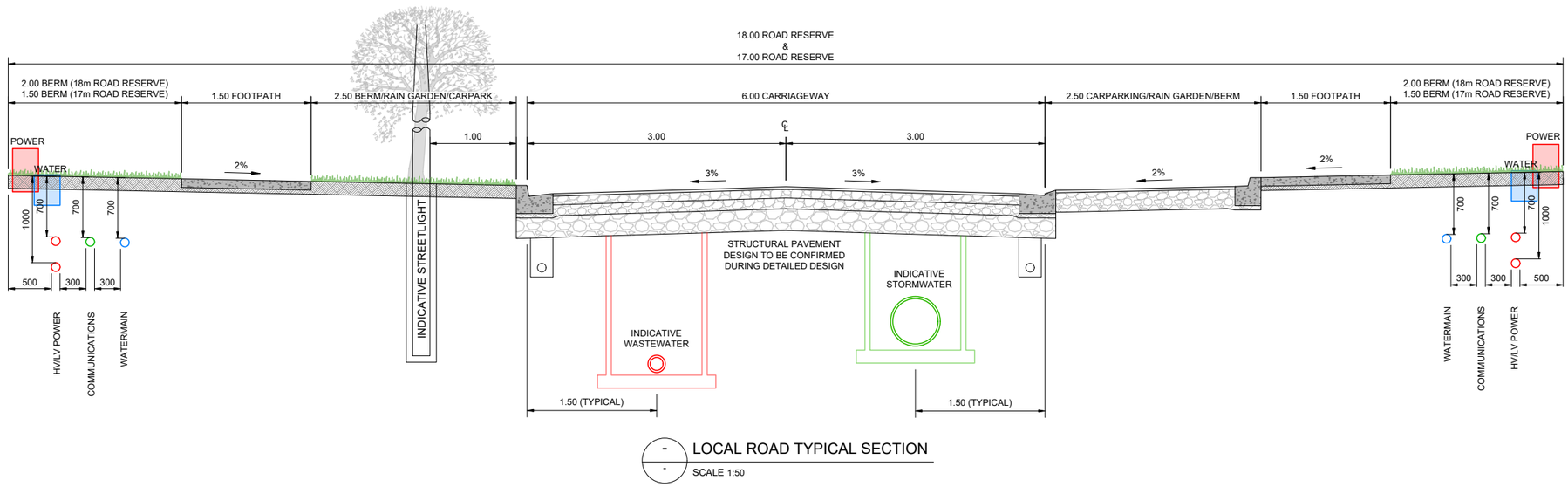
DRG NO.	225294-PPC-0300-RD
SCALE (A3)	AS SHOWN
VER.	C



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VER.	DATE	VERSION DETAILS	DRN	CHKD	APRVD
D	27/02/26	ISSUE FOR LODGEMENT	JN	RD	RD
C	18/02/26	BANKS ROAD SECTION ADDED	JN	RD	PM
B	12/12/25	UPDATED DRAFT FOR COUNCIL REVIEW	RD	PM	PM
A	05/12/25	DRAFT ISSUE FOR CLIENT REVIEW	RD	PM	PM

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PROJECT & DRAWING TITLE
PROPOSED PLAN CHANGE AREA
BANKS ROAD, MATAMATA
ROADING TYPICAL SECTIONS
SHEET 2

DRG LOCATION: X:\Projects Y23 Jobs\225294 KA Matamata LP Calcutta Farms\CAD\Drawings\7. Plan Change\225294-PPC-0300-RD
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DRAWING STATUS	PLAN CHANGE	
PROJECT NO.	225294	
DRG NO.	225294-PPC-0301-RD	
SCALE (A3)	AS SHOWN	VER. D

GENERAL NOTES:

1. ALL DIMENSIONS IN METRES UNLESS NOTED OTHERWISE.
2. ALL LEVELS ARE IN METRES TO MOTURIKI DATUM. ORIGIN OF LEVELS LINZ BENCHMARK SSCB LI DP 435136 (F21Q) RL=62.91m
3. SURVEY UNDERTAKEN BY LYSAGHT USING GPS, DRONE & TOTAL STATION.
4. EXISTING TITLES - LOT 2001 DP 579414 (RT1077205)
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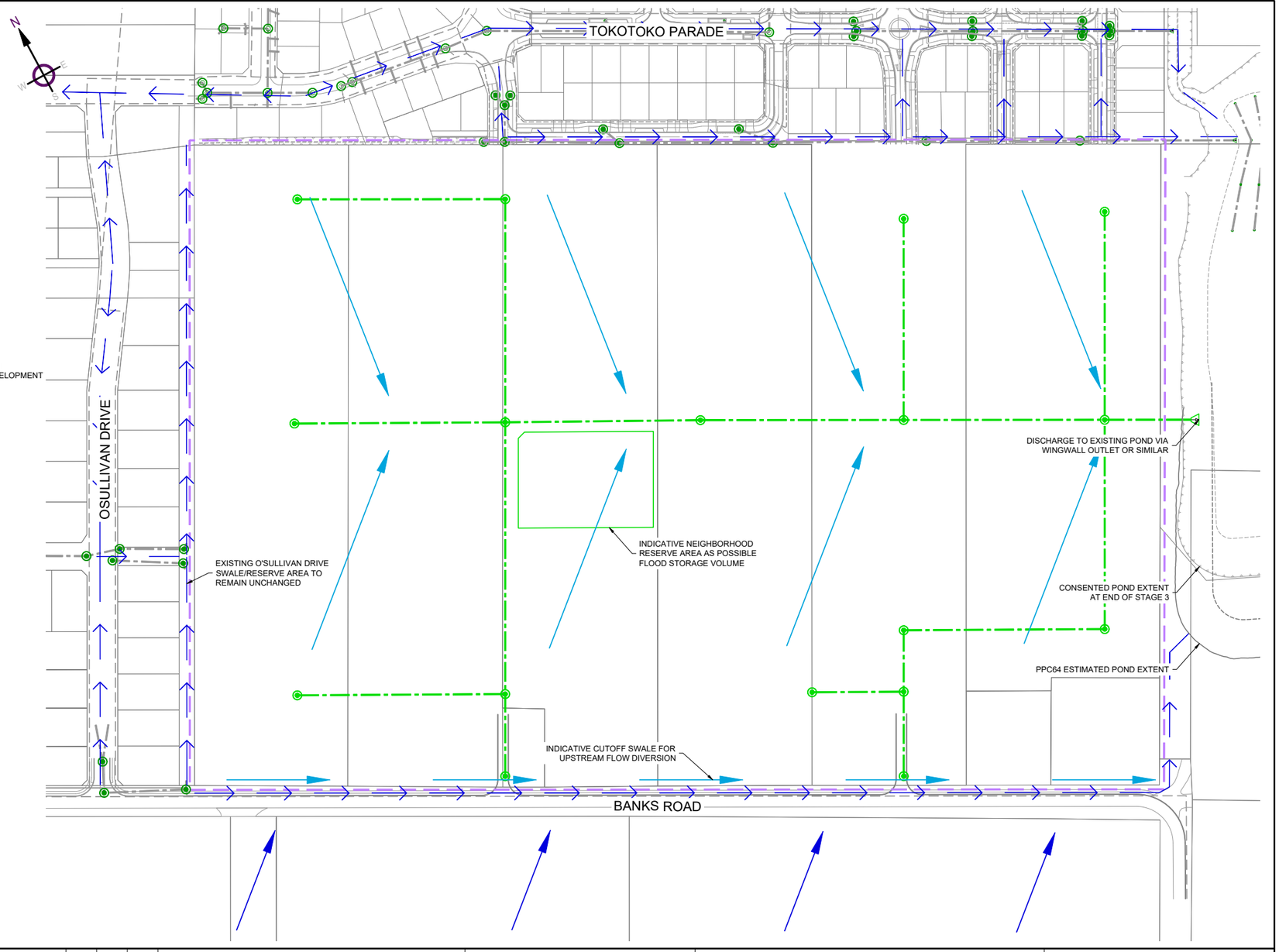
LEGEND

- PROPOSED PLAN CHANGE EXTENT
- EXISTING LOT BOUNDARIES
- EXISTING STORMWATER
- PROPOSED BOUNDARIES
- INDICATIVE STORMWATER
- EXISTING OVERLAND FLOW DIRECTION
- INDICATIVE FLOW DIRECTION FOR DEVELOPMENT
- EXISTING SWALE
- INDICATIVE STORMWATER MANHOLE



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A	05/12/25	DRAFT ISSUE FOR CLIENT REVIEW	RD	PM	PM

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CLIENT: KA MATAMATA GP LTD — Classic Developments

PROJECT & DRAWING TITLE: PROPOSED PLAN CHANGE AREA
BANKS ROAD, MATAMATA
STORMWATER LAYOUT PLAN

DRG LOCATION: X:\Projects 1\22 Jobs\225294 KA Matamata LP Calcutta Farms\CAD\Drawings\7. Plan Change\225294-PPC-0400-SW
DRG PLOT DATE: 2026-02-27 07:38:26
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DRAWING STATUS: PLAN CHANGE
PROJECT NO.: 225294
DRG NO.: 225294-PPC-0400-SW
SCALE (A3): 1:2500
VER.: C

GENERAL NOTES:

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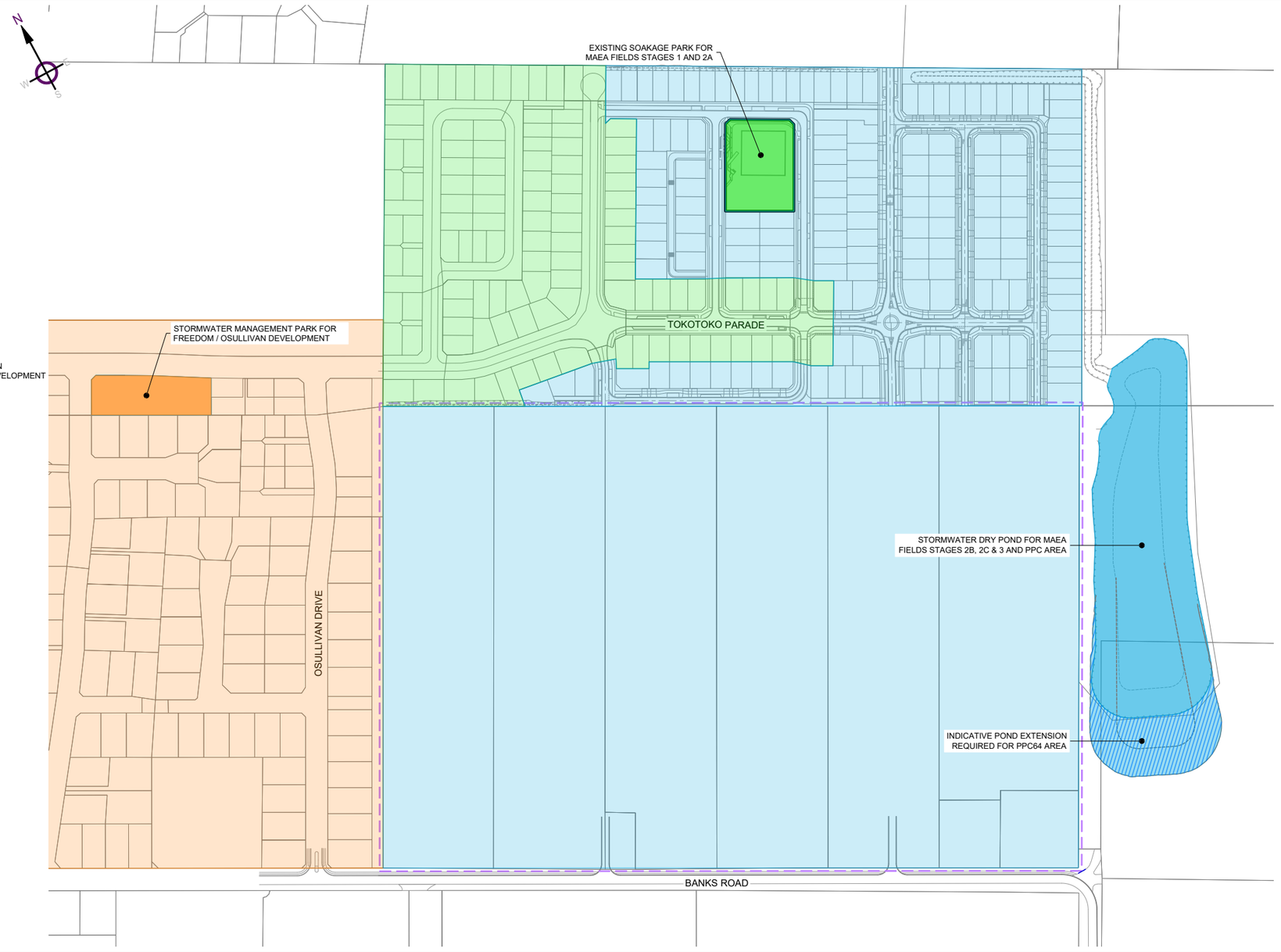
LEGEND

- PROPOSED PLAN CHANGE EXTENT
- EXISTING LOT BOUNDARIES
- EXISTING STORMWATER
- PROPOSED BOUNDARIES
- INDICATIVE STORMWATER
- EXISTING OVERLAND FLOW DIRECTION
- INDICATIVE FLOW DIRECTION FOR DEVELOPMENT
- EXISTING SWALE
- INDICATIVE STORMWATER MANHOLE



VER.	DATE	VERSION DETAILS	DRN	CHKD	APRVD
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CLIENT: KA MATAMATA GP LTD
Classic Developments

PROJECT & DRAWING TITLE: PROPOSED PLAN CHANGE AREA
BANKS ROAD, MATAMATA
10% AEP STORMWATER DISPOSAL LOCATIONS
WIDER NETWORK VIEW

DRG LOCATION: X:\Projects 1\22 Jobs\225294 KA Matamata LP Calcutta Farms\CAD\Drawings\07. Plan Change\225294-PPC-0410-SW
DRG PLOT DATE: 2026-02-27 07:38:27
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DRAWING STATUS	PLAN CHANGE
PROJECT NO.	225294
DRG NO.	225294-PPC-0410-SW
SCALE (A3)	NTS
VER.	C

GENERAL NOTES:

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2. ALL LEVELS ARE IN METRES TO MOTURIKI DATUM. ORIGIN OF LEVELS LINZ BENCHMARK SSCB LI DP 435136 (F21Q) RL=62.91m
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LEGEND

- PROPOSED PLAN CHANGE EXTENT
- EXISTING LOT BOUNDARIES
- EXISTING STORMWATER
- PROPOSED BOUNDARIES
- INDICATIVE STORMWATER
- EXISTING OVERLAND FLOW DIRECTION
- INDICATIVE FLOW DIRECTION FOR DEVELOPMENT
- EXISTING SWALE
- INDICATIVE STORMWATER MANHOLE



VER.	DATE	VERSION DETAILS	DRN	CHKD	APRVD
C	27/02/26	ISSUE FOR LODGEMENT	RD	PM	PM
B	12/12/25	UPDATED DRAFT FOR COUNCIL REVIEW	RD	PM	PM
A	05/12/25	DRAFT ISSUE FOR CLIENT REVIEW	RD	PM	PM

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CLIENT: KA MATAMATA GP LTD — Classic Developments

PROJECT & DRAWING TITLE: PROPOSED PLAN CHANGE AREA
BANKS ROAD, MATAMATA
1% AEP STORMWATER DISPOSAL LOCATIONS
WIDER NETWORK VIEW

DRG LOCATION: X:\Projects 1\22 Jobs\225294 KA Matamata LP Calcutta Farms\CAD\Drawings\07. Plan Change\225294-PPC-0411-SW
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DRAWING STATUS	PLAN CHANGE
PROJECT NO.	225294
DRG NO.	225294-PPC-0411-SW
SCALE (A3)	NTS
VER.	C

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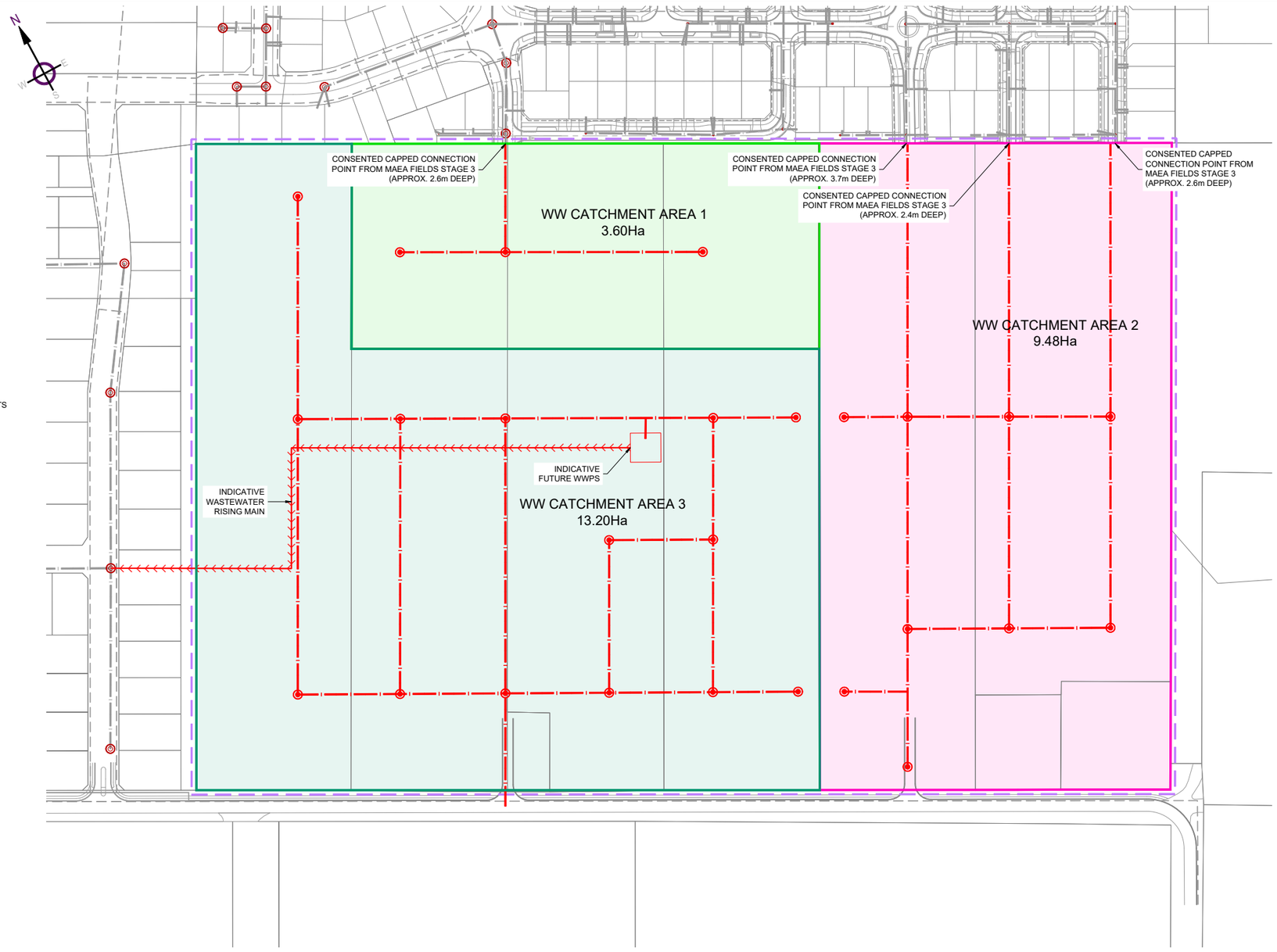
LEGEND

- PROPOSED STAGE EXTENTS
- EXISTING LOT BOUNDARIES
- EXISTING WASTEWATER
- EXISTING WASTEWATER RISING MAIN
- EXISTING WW MANHOLE
- PROPOSED BOUNDARIES
- INDICATIVE WASTEWATER LINE
- INDICATIVE WASTEWATER MANHOLE
- INDICATIVE WASTEWATER CATCHMENTS



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CLIENT: KA MATAMATA GP LTD — Classic Developments

PROJECT & DRAWING TITLE: PROPOSED PLAN CHANGE AREA
BANKS ROAD, MATAMATA
WASTEWATER LAYOUT PLAN

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DRG NO.	225294-PPC-0500-WW
SCALE (A3)	1:2500
VER.	C

GENERAL NOTES:

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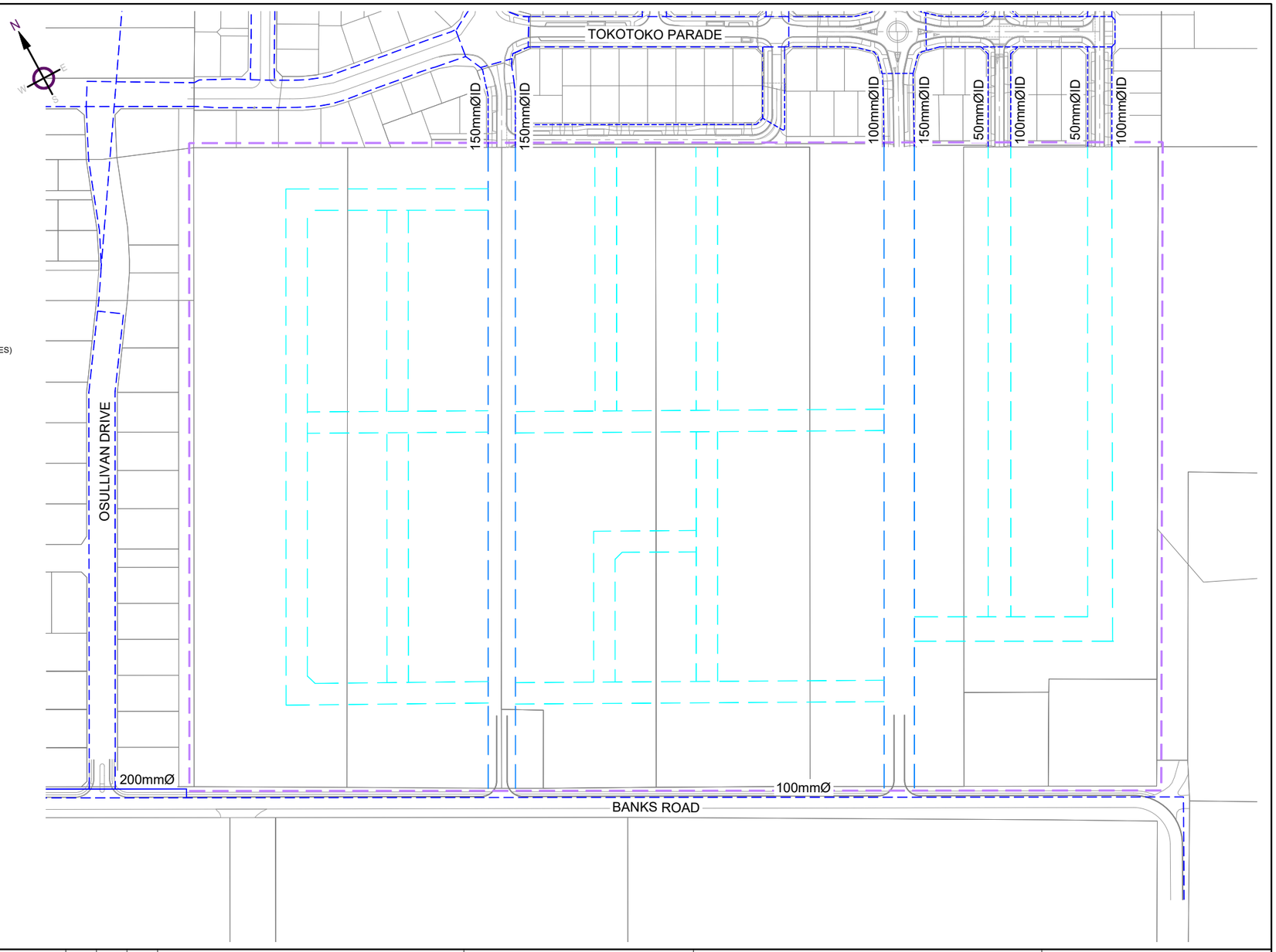
LEGEND

- PROPOSED STAGE EXTENTS
- EXISTING LOT BOUNDARIES
- PROPOSED BOUNDARIES
- INDICATIVE WATER MAIN (VARIOUS SIZES)
- EXISTING WATERMAIN



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CLIENT: KA MATAMATA GP LTD — Classic Developments

PROJECT & DRAWING TITLE: PROPOSED PLAN CHANGE AREA
BANKS ROAD, MATAMATA
WATER SUPPLY LAYOUT PLAN

DRG LOCATION: X:\Projects T\22 Jobs\225294 KA Matamata LP Calcutta Farms\CAD\Drawings\7. Plan Change\225294-PPC-0600-WS
DRG PLOT DATE: 2026-02-27 07:36:30

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DRAWING STATUS	PLAN CHANGE
PROJECT NO.	225294
DRG NO.	225294-PPC-0600-WS
SCALE (A3)	1:2500
VER.	C

APPENDIX 2 – STORMWATER INFORMATION

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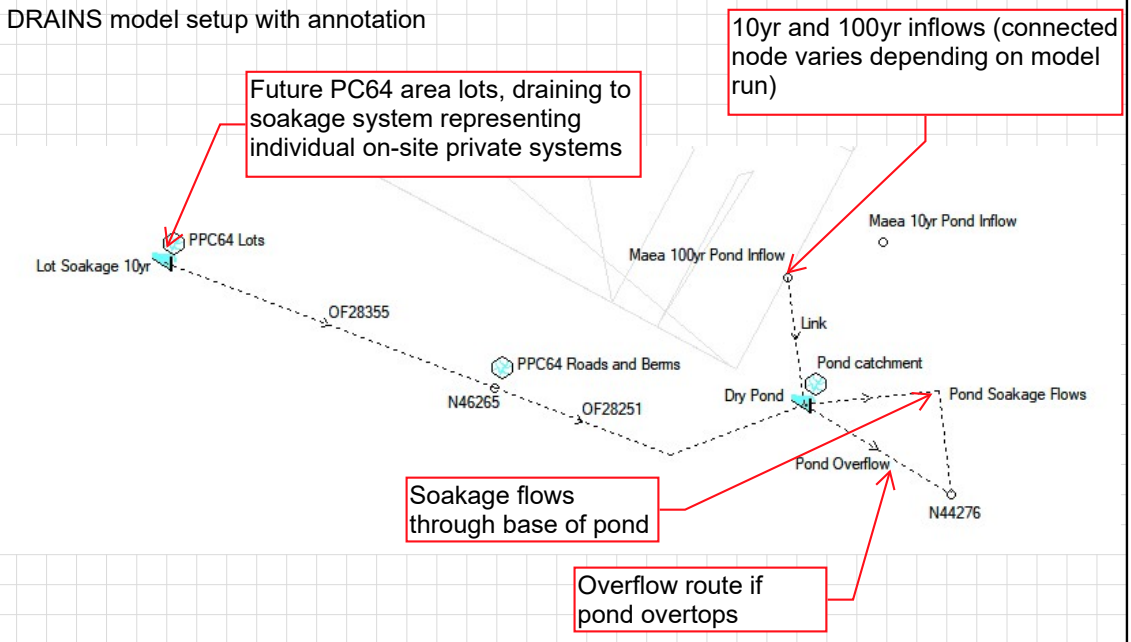
CLIENT KA Matamata GP Ltd

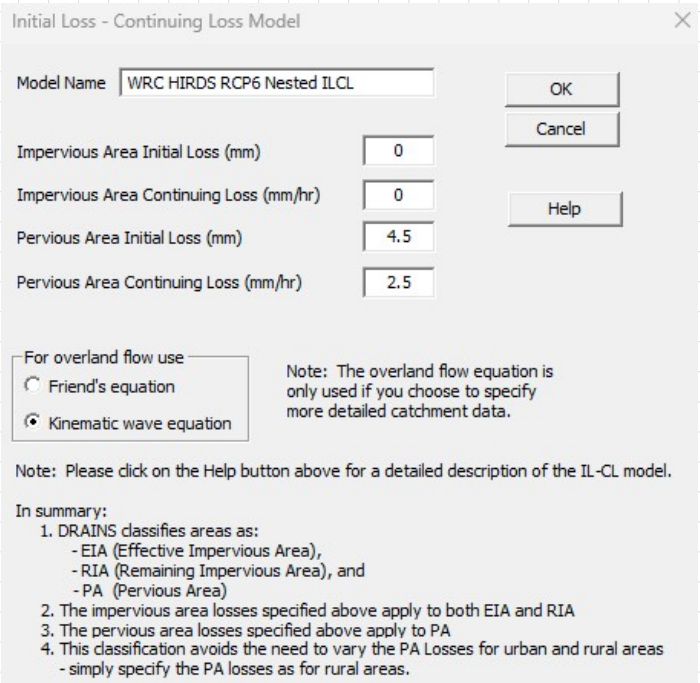
PROJECT Plan Change 64 - Banks Road Residential Rezoning

JOB # 225294	NAME RD	DATE	SHEET

DRAINS model setup with annotation

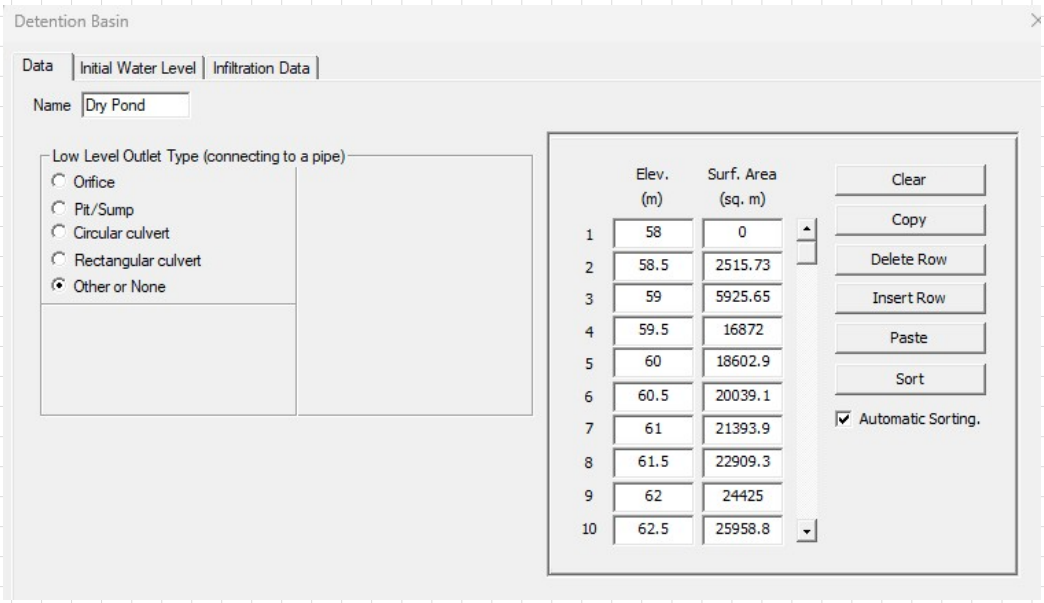


Hydrological model setup parameters



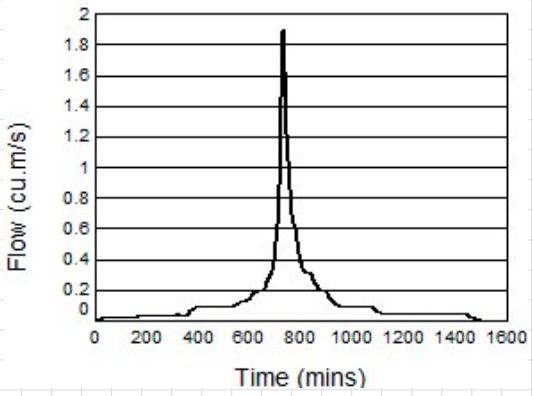
LYSAGHT	CLIENT KA Matamata GP Ltd			
	PROJECT Plan Change 64 - Banks Road Residential Rezoning			
	JOB # 225294	NAME RD	DATE	SHEET

Dry pond setup parameters. Pond outflow to soakage calculations shown on following page

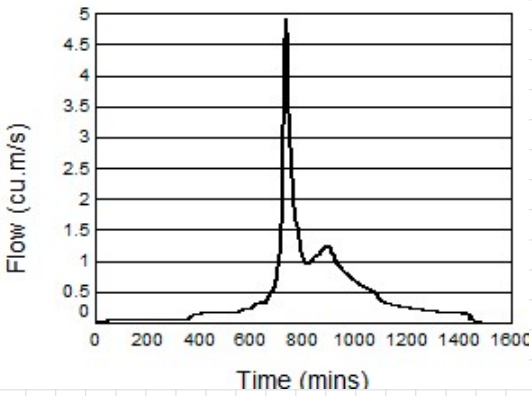


Inflow hydrographs to dry pond during 10% AEP and 1% AEP Events
(Obtained from consented Maea Fields DRAINS models)

10yr Event



100yr Event



POND SOAKAGE FLOW RATE CALCULATIONS

Project No: 225294
Client: KA Matamata
Site: PPC64 Pond
Date: 3/12/2025

LYSAGHT

System Details

Pond Base RL	59.00	m	
Soakage Rate	82	L/m²/h	Based on previous CMW soakage testing memo (lowest rate)
Base Area	5500.00	m²	Area in base of swale that will be aggregate
Water Level Increments	0.10	m	

System Calcs

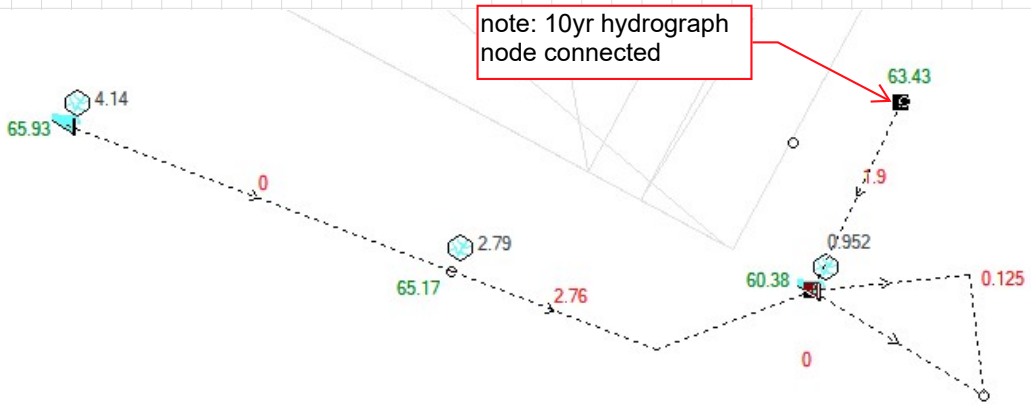
Water Level(m)	Water depth(m)	Soakage Area(m²)	Flow Rate(m³/s)
59	0.00	5500	1.25E-01
59.1	0.1	5500	1.25E-01
59.2	0.2	5500	1.25E-01
59.3	0.3	5500	1.25E-01
59.4	0.4	5500	1.25E-01
59.5	0.5	5500	1.25E-01
59.6	0.6	5500	1.25E-01
59.7	0.7	5500	1.25E-01
59.8	0.8	5500	1.25E-01
59.9	0.9	5500	1.25E-01
60	1	5500	1.25E-01
60.1	1.1	5500	1.25E-01
60.2	1.2	5500	1.25E-01
60.3	1.3	5500	1.25E-01
60.4	1.4	5500	1.25E-01
60.5	1.5	5500	1.25E-01
60.6	1.6	5500	1.25E-01
60.7	1.7	5500	1.25E-01
60.8	1.8	5500	1.25E-01
60.9	1.9	5500	1.25E-01
61	2	5500	1.25E-01
61.1	2.1	5500	1.25E-01
61.2	2.2	5500	1.25E-01
61.3	2.3	5500	1.25E-01
61.4	2.4	5500	1.25E-01
61.5	2.5	5500	1.25E-01
61.6	2.6	5500	1.25E-01
61.7	2.7	5500	1.25E-01
61.8	2.8	5500	1.25E-01
61.9	2.9	5500	1.25E-01
62	3	5500	1.25E-01
62.1	3.1	5500	1.25E-01
62.2	3.2	5500	1.25E-01
62.3	3.3	5500	1.25E-01
62.4	3.4	5500	1.25E-01
62.5	3.5	5500	1.25E-01
62.6	3.6	5500	1.25E-01
62.7	3.7	5500	1.25E-01
62.8	3.8	5500	1.25E-01
62.9	3.9	5500	1.25E-01
63	4	5500	1.25E-01
63.1	4.1	5500	1.25E-01
63.2	4.2	5500	1.25E-01
63.3	4.3	5500	1.25E-01
63.4	4.4	5500	1.25E-01

DRAINS INPUT

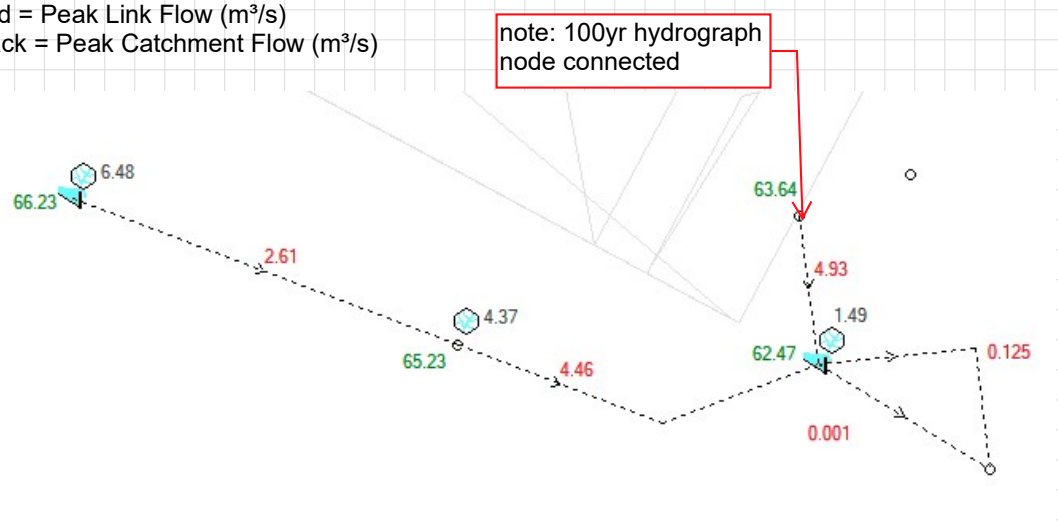
59.00	0.00E+00
59.10	1.25E-01
59.20	1.25E-01
59.30	1.25E-01
59.40	1.25E-01
59.50	1.25E-01
59.60	1.25E-01
59.70	1.25E-01
59.80	1.25E-01
59.90	1.25E-01
60.00	1.25E-01
60.10	1.25E-01
60.20	1.25E-01
60.30	1.25E-01
60.40	1.25E-01
60.50	1.25E-01
60.60	1.25E-01
60.70	1.25E-01
60.80	1.25E-01
60.90	1.25E-01
61.00	1.25E-01
61.10	1.25E-01
61.20	1.25E-01
61.30	1.25E-01
61.40	1.25E-01
61.50	1.25E-01
61.60	1.25E-01
61.70	1.25E-01
61.80	1.25E-01
61.90	1.25E-01
62.00	1.25E-01
62.10	1.25E-01
62.20	1.25E-01
62.30	1.25E-01
62.40	1.25E-01
62.50	1.25E-01
62.60	1.25E-01
62.70	1.25E-01
62.80	1.25E-01
62.90	1.25E-01
63.00	1.25E-01
63.10	1.25E-01
63.20	1.25E-01
63.30	1.25E-01
63.40	1.25E-01

LYSAGHT	CLIENT KA Matamata GP Ltd			
	PROJECT Plan Change 64 - Banks Road Residential Rezoning			
	JOB # 225294	NAME RD	DATE	SHEET

DRAINS results for 10% AEP event (RCP6.0)
Green = Peak Water Level RL
Red = Peak Link Flow (m³/s)
Black = Peak Catchment Flow (m³/s)



DRAINS results for 1% AEP event (RCP6.0)
Green = Peak Water Level RL
Red = Peak Link Flow (m³/s)
Black = Peak Catchment Flow (m³/s)



LYSAGHT	CLIENT KA Matamata GP Ltd			
	PROJECT Plan Change 64 - Banks Road Residential Rezoning			
	JOB # 225294	NAME RD	DATE	SHEET

DRAINS results for 1% AEP event (RCP8.5)
Green = Peak Water Level RL
Red = Peak Link Flow (m³/s)
Black = Peak Catchment Flow (m³/s)

note: 100yr hydrograph node connected



Maea Fields stage 1 soakage test results from CMW Geosciences. Lowest rates of 2.7 L/min/m² have been adopted as overall design rate for Maea Fields, halved as per soakage design requirements to 81mm/hr

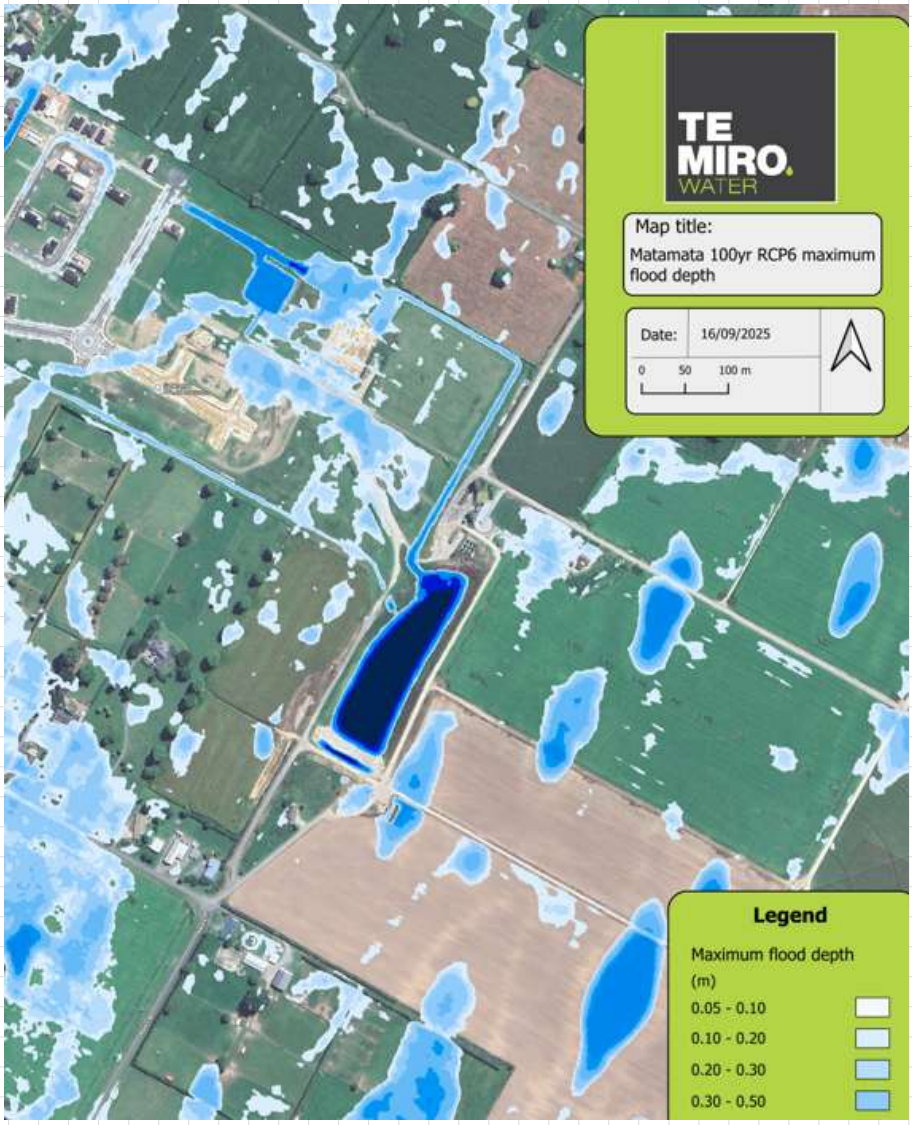
Table 1: Summary of Permeability Test Results

Test Location	Depth of hole	Test targeting silt or sand layer	Average soakage rate (L/min/m²)	Hydraulic Conductivity (k) (m/sec)
HA16	1.85	Sand	8.1	$2.3x10^{-4}$
HA17	1.61	Sand	10.9	-
HA18	1.08	Silt	3.0	-
HA19	2.53	Sand	3.0	-
HA20	2.78	Sand	9.1	-
HA21	2.33	Sand	5.3	-
HA22	2.40	Sand	7.4	-
HA23	2.31	Sand	2.7	$1.3x10^{-4}$
HA24*	1.06	Silt	13.6	-
HA25	2.30	Sand	2.7	-
HA26	2.79	Sand	5.6	-
HA27	2.20	Sand	10.2	-

Note: *Due to the rapid rate of soakage at this location within the upper silty material, the soakage rate given at location is considered an outlier and should be ignored for design

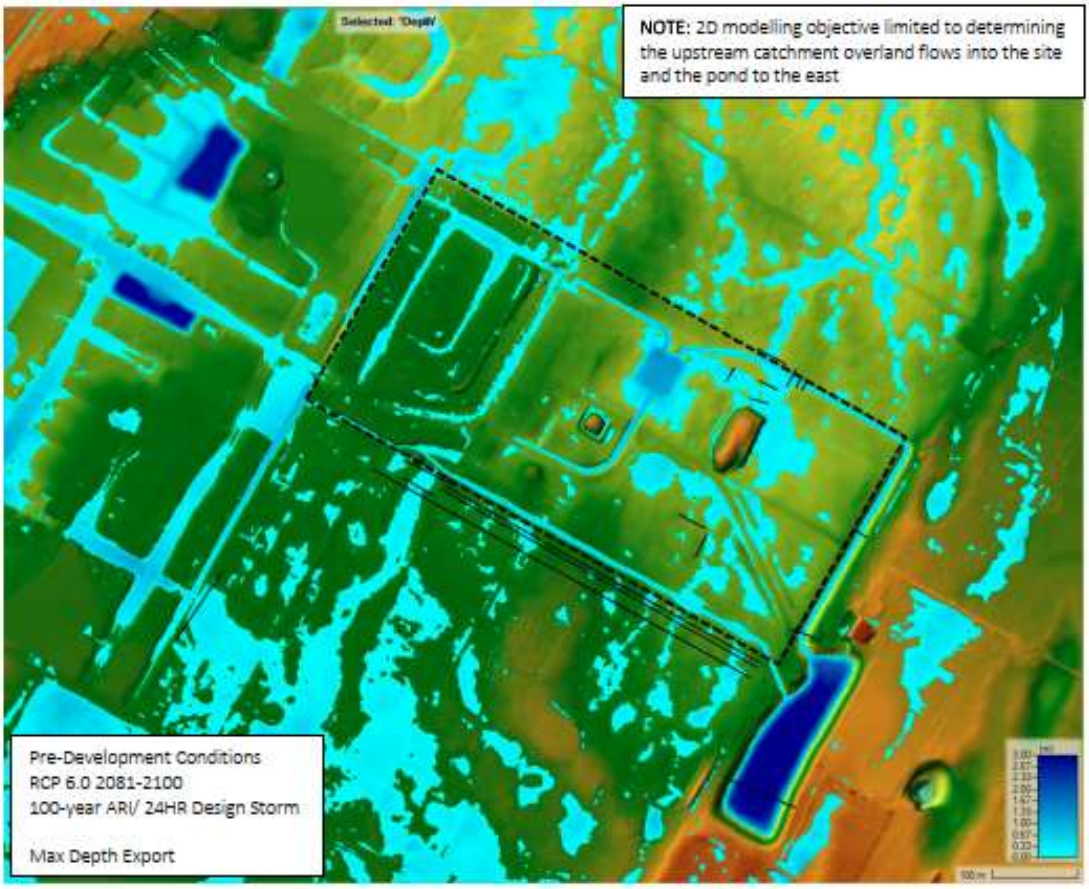
LYSAGHT	CLIENT KA Matamata GP Ltd			
	PROJECT Plan Change 64 - Banks Road Residential Rezoning			
	JOB # 225294	NAME RD	DATE	SHEET

Preliminary flood map from MPDC flood model for pond area (part of PPC64 area to the west of dark blue pond area)



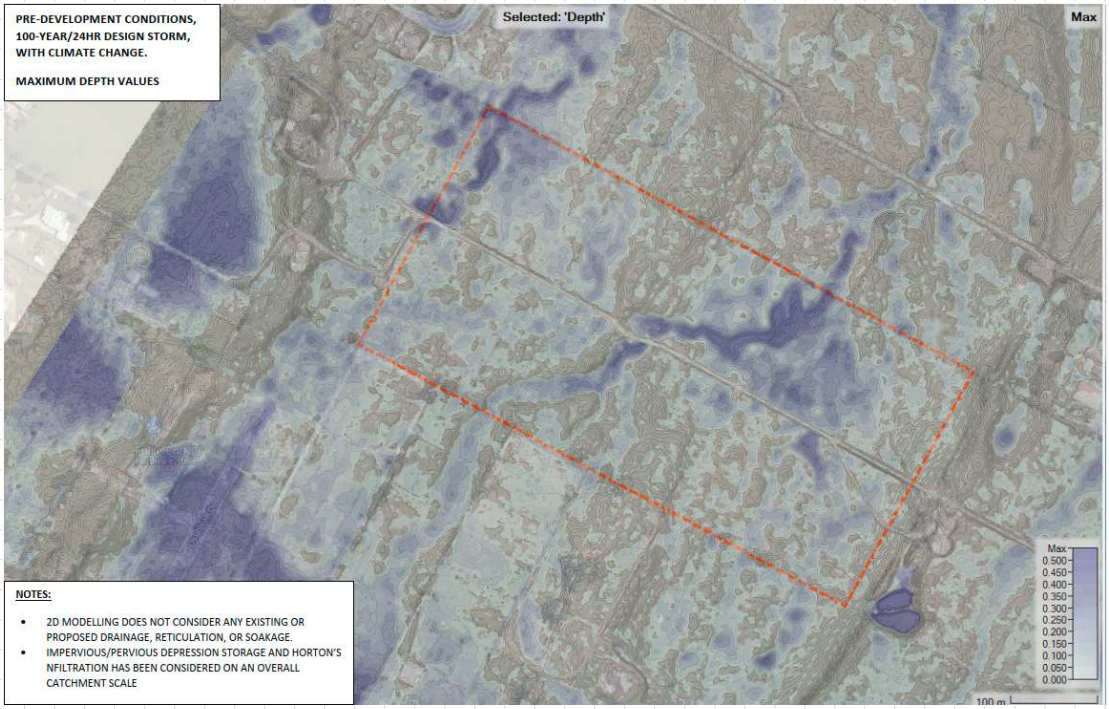
LYSAGHT	CLIENT KA Matamata GP Ltd			
	PROJECT Plan Change 64 - Banks Road Residential Rezoning			
	JOB # 225294	NAME RD	DATE	SHEET

Flood map from Tektus Maea Fields Stage 2 flood model (Maea Fields identified in black box with PPC64 area to the south)



LYSAGHT	CLIENT KA Matamata GP Ltd			
	PROJECT Plan Change 64 - Banks Road Residential Rezoning			
	JOB # 225294	NAME RD	DATE	SHEET

Flood map from BBO Maea Fields Stage 1 flood model (Maea Fields identified in red box with PPC64 area to the south)



11 August 2023 Document Ref: TGA2022-0318AF Rev. 0

Classic Developments Ltd
160 Seventeenth Avenue
Tauranga

Attention: Tim Kidd

Dear Tim

RE: STORMWATER POND SOAKAGE TESTING

CALCUTTA FARMS, MATAMATA

1 INTRODUCTION

CMW Geosciences (CMW) was engaged by Classic Developments to carry out soakage testing within the base of a Stormwater Retention Pond located to the south-east of Stages 2 & 3 of the Maea Fields residential subdivision, as shown on the attached Barr Harris Surveyor Limited As-Built drawings[1].

2 FIELD INVESTIGATION/TESTING

The CMW field investigation was carried out on 3 August 2023 and comprised four falling head permeability tests (denoted S07 to S10) undertaken at depths of 2m, within 100mm diameter hand auger boreholes. The testing comprised installation of a slotted PVC pipe to the base of the hole, and following presoak, refilling the hole and measuring the change in water level over time.

All boreholes were logged and recorded by a CMW Engineering Geologist in general accordance with NZGS guidelines[2]. The approximate locations of the respective soakage tests referred to above are presented on ***Drawing 01***. Test locations were determined using a hand-held GPS. Copies of the hand auger borehole logs are attached.

3 SOAKAGE TEST RESULTS

The hand auger boreholes encountered a surficial, 0.3m to 0.5m thick, layer of Hinuera Formation silt, overlying fine to medium Hinuera Fm. sands to 2.0m depth. The silt is an insitu layer of the Hinuera Fm., and not a build-up of sediment deposited in the base of the pond.

[1] Barr Harris drawing titled 'Maea Fields Stage 1A – Finished Ground Contour Plan (ref. 21/3341, dwg no. 3341 – 105-105D)
[2] NZ Geotechnical Society: 'Field Description of Soil and Rock' December 2005.

Falling head average flow rates in S07 to S10 were calculated for the sand underlying the silt and ranged from 2.74L/min/m^2 and 3.03L/min/m^2. Selected test increments with either anomalously high or low soakage rates, generally encountered at the start and end of the test, were excluded from the average rates given above.

Adopting these flow rates, Design Flow Rates (DSRs) were calculated using the Matamata Piako District Council soakage method and a reduction factor of 0.5, and ranged between 1.37 L/min/m^2 and 1.52 L/min/m^2.

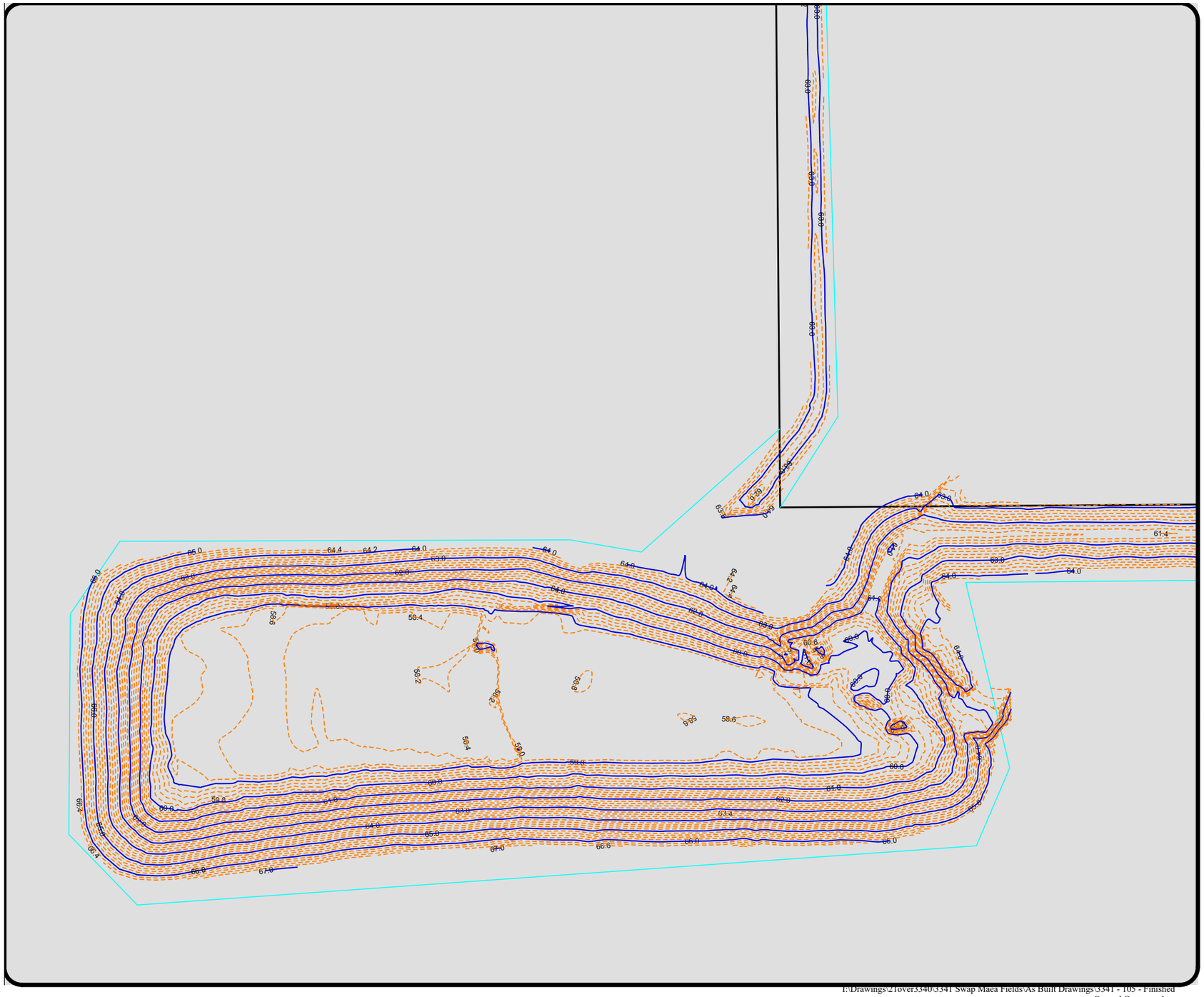
Copies of the soakage test data and calculations are attached.

For and on behalf of CMW Geosciences

Prepared by:	Reviewed and authorised by:
Ellis Evens	Kori Lentfer
Project Engineering Geologist	Associate Engineering Geologist

Distribution: 1 electronic copy to Tim Kidd via email
Original held at CMW Geosciences

Attachments: Drawing 01 – Soakage Test Location Plan
Hand Auger Borehole Logs
Soakage Results


BARR HARRIS
SURVEYORS LIMITED
NOTE:
• Coordinates in terms of NZGD2000 Mt Eden Circuit
• Levels in terms of Moturiki Vertical Datum 1953 and BM AH39 (Geodetic code AGJY) Origin level RL 67.278m.
• Barr + Harris data has been measured by GPS equipment with a tolerance of +/- 0.03m.
REF AMENDMENT BY DATE
I:\Drawings\21over3340\3341 Swap Maea Fields\As Built Drawings\3341 - 105 - Finished Ground Contours.dwg
Design. BBO
Drawn. M Bellamy
Checked. G Harris
Approved. J Swap
Date. December 2022
Job Title.
J SWAP CONTRACTORS
Drawing Title.
MAEA FIELDS STAGE 1A
FINISHED GROUND CONTOUR PLAN
Scale. @A3 1:1000
Revision. _
Job ID. 21/3341
Drawing No. 3341 - 105C

HAND AUGER BOREHOLE LOG - S07

Client: Classic Developments Limited
Project: Maea Fields Subdivision, Stages 2 & 3
Site Location: Matamata
Project No.: TGA2022-0318
Date: 03/08/2023
Borehole Location: Refer attached plan Logged by: AZ Checked by: EE Scale: 1:25 Sheet 1 of 1
Position: Projection: NZTM
Datum: Survey Source: Hand Held GPS

Groundwater	Samples & Insitu Tests: Depth	Samples & Insitu Tests: Type & Results	RL (m)	Depth (m)	Graphic Log	Material Description	Moisture Condition	Consistency/ Relative Density	Dynamic Cone Penetrometer (Blows/100mm)
				0		OL: Clayey Organic SILT: dark brown.			
						SW: Fine to coarse SAND with minor gravel: light brown. Well-graded. (Hinuera Formation)			
						... at 0.60m, becoming light grey.			
				1			M		
						... from 1.70m to 1.90m, becoming light yellow.			
						... at 1.90m, becoming light grey.			
				2		Borehole terminated at 2.0 m			
				3					
				4					
				5					

Dynamic Cone Penetrometer (Blows/100mm): 5, 10, 15

Termination Reason: Target Depth Reached
Shear Vane No: DCP No:
Remarks: Groundwater not encountered.

This report is based on the attached field description for soil and rock, CMW Geosciences - Field Logging Guide, Revision 4 - April 2023.

HAND AUGER BOREHOLE LOG - S08

Client: Classic Developments Limited
Project: Maea Fields Subdivision, Stages 2 & 3
Site Location: Matamata
Project No.: TGA2022-0318
Date: 03/08/2023
Borehole Location: Refer attached plan Logged by: AZ Checked by: EE Scale: 1:25 Sheet 1 of 1
Position: Projection: NZTM
Datum: Survey Source: Hand Held GPS

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Groundwater	Samples & Insitu Tests: Depth	Samples & Insitu Tests: Type & Results	RL (m)	Depth (m)	Graphic Log	Material Description	Moisture Condition	Consistency/ Relative Density	Dynamic Cone Penetrometer (Blows/100mm)
				0		OL: Clayey Organic SILT: dark brown.			
						SW: Fine to coarse SAND with minor gravel: light grey. (Hinuera Formation)			
				1		... at 1.30m, becoming light yellow.	M		
						... at 1.50m, becoming light grey.			
				2		Borehole terminated at 2.0 m			
				3					
				4					
				5					

Dynamic Cone Penetrometer (Blows/100mm): 5, 10, 15

Termination Reason: Target Depth Reached
Shear Vane No: DCP No:
Remarks: Groundwater not encountered.

This report is based on the attached field description for soil and rock, CMW Geosciences - Field Logging Guide, Revision 4 - April 2023.

HAND AUGER BOREHOLE LOG - S09

Client: Classic Developments Limited
Project: Maea Fields Subdivision, Stages 2 & 3
Site Location: Matamata
Project No.: TGA2022-0318
Date: 03/08/2023
Borehole Location: Refer attached plan Logged by: AZ Checked by: EE Scale: 1:25 Sheet 1 of 1
Position: Projection: NZTM
Datum: Survey Source: Hand Held GPS

Groundwater	Samples & Insitu Tests: Depth	Samples & Insitu Tests: Type & Results	RL (m)	Depth (m)	Graphic Log	Material Description	Moisture Condition	Consistency/ Relative Density	Dynamic Cone Penetrometer (Blows/100mm)
				0		OL: Clayey Organic SILT: Dark brown.			
						SW: Fine to coarse SAND with trace gravel: light grey. Well-graded. (Hinuera Formation)			
						... at 0.80m, becoming light yellow.			
				1		... at 1.00m, becoming light grey.			
						... from 1.80m to 1.90m, becoming light brown.			
				2		Borehole terminated at 2.0 m			
				3					
				4					
				5					

Termination Reason: Target Depth Reached
Shear Vane No: DCP No:
Remarks: Groundwater not encountered.

This report is based on the attached field description for soil and rock, CMW Geosciences - Field Logging Guide, Revision 4 - April 2023.

HAND AUGER BOREHOLE LOG - S10

Client: Classic Developments Limited
Project: Maea Fields Subdivision, Stages 2 & 3
Site Location: Matamata
Project No.: TGA2022-0318
Date: 03/08/2023
Borehole Location: Refer attached plan Logged by: AZ Checked by: EE Scale: 1:25 Sheet 1 of 1
Position: Projection: NZTM
Datum: Survey Source: Hand Held GPS

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Groundwater	Samples & Insitu Tests: Depth	Samples & Insitu Tests: Type & Results	RL (m)	Depth (m)	Graphic Log	Material Description	Moisture Condition	Consistency/ Relative Density	Dynamic Cone Penetrometer (Blows/100mm)
				0		OL: Clayey Organic SILT: dark brown.			
						SW: Fine to coarse SAND with trace gravel: light grey. Well-graded. (Hinuera Formation)			
				1		... at 1.00m, becoming yellow.	M		
						... at 1.10m, becoming grey.			
						SW: Fine to coarse SAND with minor gravel: light grey. Well-graded. (Hinuera Formation)			
				2		Borehole terminated at 2.0 m			
				3					
				4					
				5					

Dynamic Cone Penetrometer (Blows/100mm): 5, 10, 15

Termination Reason: Target Depth Reached
Shear Vane No: DCP No:
Remarks: Groundwater not encountered.

This report is based on the attached field description for soil and rock, CMW Geosciences - Field Logging Guide, Revision 4 - April 2023.

FALLING HEAD SOAKAGE TEST

CLIENT:	**Calcutta Farms**	**LOCATION:**	**Matamata**
PROJECT:	**Burwood Rd**	**JOB NUMBER:**	**TGA2022-0318**
TEST LOCATION:	**S07 - Base of SW Pond**	**TEST DATE:**	**3/08/2023**

Test Hole Diameter 'D'	0.100	m
Plan area of borehole 'a'	0.008	m2
Circumference of borehole 'c'	0.314	m
Height of casing above hole	1.20	m
Borehole depth	1.80	m

Water Depth (highest number to lowest) *m*	Water Depth, accounting for casing *WD m*	Time from start *T sec*	Time between readings *dt sec*	Volume soaked between readings *V L*	Surface Soakage Area *SA m2*	Soakage Rate *SR L/min/m2*
~~2.42~~	~~1.22~~	~~0~~				
~~2.37~~	~~1.17~~	~~10~~	~~10~~	~~0.393~~	~~0.383~~	~~6.15~~
~~2.29~~	~~1.09~~	~~20~~	~~10~~	~~0.628~~	~~0.363~~	~~10.39~~
~~2.23~~	~~1.03~~	~~30~~	~~10~~	~~0.471~~	~~0.341~~	~~8.29~~
~~2.09~~	~~0.89~~	~~40~~	~~10~~	~~1.100~~	~~0.309~~	~~21.32~~
~~2.02~~	~~0.82~~	~~50~~	~~10~~	~~0.550~~	~~0.276~~	~~11.93~~
1.95	0.75	60	10	0.550	0.254	12.96
1.9	0.7	90	30	0.393	0.236	3.33
1.83	0.63	120	30	0.550	0.217	5.07
1.78	0.58	150	30	0.393	0.198	3.97
1.73	0.53	180	30	0.393	0.182	4.31
1.7	0.5	210	30	0.236	0.170	2.78
1.68	0.48	240	30	0.157	0.162	1.94
1.63	0.43	270	30	0.393	0.151	5.21
1.62	0.42	300	30	0.079	0.141	1.11
1.6	0.4	360	60	0.157	0.137	1.15
1.58	0.38	420	60	0.157	0.130	1.20
1.54	0.34	480	60	0.314	0.121	2.60
1.53	0.33	540	60	0.079	0.113	0.69
1.47	0.27	600	60	0.471	0.102	4.62
1.43	0.23	900	300	0.314	0.086	0.73
1.32	0.12	1200	300	0.864	0.063	2.75
1.2	0	1800	600	0.942	0.027	3.53
				Average Soakage Rate- (L/min/m2)		2.81
				Design Soakage Rate- DSR (L/min/m2)		1.41

FALLING HEAD SOAKAGE TEST

CLIENT:	**Calcutta Farms**	**LOCATION:**	**Matamata**
PROJECT:	**Burwood Rd**	**JOB NUMBER:**	**TGA2022-0318**
TEST LOCATION:	**S08 - Base of SW Pond**	**TEST DATE:**	**3/08/2023**

Test Hole Diameter 'D'	0.100	m
Plan area of borehole 'a'	0.008	m2
Circumference of borehole 'c'	0.314	m
Height of casing above hole	1.23	m
Borehole depth	1.80	m

Water Depth (highest number to lowest) *m*	Water Depth, accounting for casing *WD m*	Time from start *T sec*	Time between readings *dt sec*	Volume soaked between readings *V L*	Surface Soakage Area *SA m2*	Soakage Rate *SR L/min/m2*
~~2.43~~	~~1.2~~	~~0~~				
~~2.28~~	~~1.05~~	~~20~~	~~20~~	~~1.178~~	~~0.361~~	~~9.78~~
~~2.2~~	~~0.97~~	~~30~~	~~10~~	~~0.628~~	~~0.325~~	~~11.59~~
~~2.08~~	~~0.85~~	~~40~~	~~10~~	~~0.942~~	~~0.294~~	~~19.25~~
~~2.04~~	~~0.81~~	~~50~~	~~10~~	~~0.314~~	~~0.269~~	~~7.02~~
~~2~~	~~0.77~~	~~60~~	~~10~~	~~0.314~~	~~0.256~~	~~7.36~~
1.98	0.75	90	30	0.157	0.247	1.27
1.91	0.68	120	30	0.550	0.232	4.73
1.87	0.64	150	30	0.314	0.215	2.92
1.83	0.6	180	30	0.314	0.203	3.10
1.79	0.56	240	60	0.314	0.190	1.65
1.72	0.49	270	30	0.550	0.173	6.36
1.67	0.44	300	30	0.393	0.154	5.10
1.63	0.4	360	60	0.314	0.140	2.25
1.56	0.33	420	60	0.550	0.123	4.49
1.51	0.28	480	60	0.393	0.104	3.79
1.5	0.27	540	60	0.079	0.094	0.83
1.45	0.22	600	60	0.393	0.085	4.63
1.41	0.18	900	300	0.314	0.071	0.89
1.35	0.12	1200	300	0.471	0.055	1.71
1.23	0	2400	1200	0.942	0.027	1.76

Average Soakage Rate- (L/min/m2)	3.03
Design Soakage Rate- DSR (L/min/m2)	1.52

FALLING HEAD SOAKAGE TEST

CLIENT:	**Calcutta Farms**	**LOCATION:**	**Matamata**
PROJECT:	**Burwood Rd**	**JOB NUMBER:**	**TGA2022-0318**
TEST LOCATION:	**S09 - Base of SW pond**	**TEST DATE:**	**3/08/2023**

Test Hole Diameter 'D'	0.100	m
Plan area of borehole 'a'	0.008	m2
Circumference of borehole 'c'	0.314	m
Height of casing above hole	1.34	m
Borehole depth	3.03	m

Water Depth (highest number to lowest) *m*	Water Depth, accounting for casing *WD m*	Time from start *T sec*	Time between readings *dt sec*	Volume soaked between readings *V L*	Surface Soakage Area *SA m2*	Soakage Rate *SR L/min/m2*
~~2.32~~	~~0.98~~	~~0~~				
~~2.13~~	~~0.79~~	~~10~~	~~10~~	~~1.492~~	~~0.286~~	~~31.32~~
~~2.02~~	~~0.68~~	~~30~~	~~20~~	~~0.864~~	~~0.239~~	~~10.86~~
~~1.95~~	~~0.61~~	~~45~~	~~15~~	~~0.550~~	~~0.210~~	~~10.45~~
~~1.84~~	~~0.5~~	~~60~~	~~15~~	~~0.864~~	~~0.182~~	~~18.97~~
~~1.7~~	~~0.36~~	~~90~~	~~30~~	~~1.100~~	~~0.143~~	~~15.38~~
1.67	0.33	120	30	0.236	0.116	4.05
1.64	0.3	150	30	0.236	0.107	4.41
1.61	0.27	180	30	0.236	0.097	4.84
1.58	0.24	225	45	0.236	0.088	3.57
~~1.55~~	~~0.21~~	~~240~~	~~15~~	~~0.236~~	~~0.079~~	~~12.00~~
1.52	0.18	270	30	0.236	0.069	6.82
1.49	0.15	600	330	0.236	0.060	0.72
1.46	0.12	990	390	0.236	0.050	0.72
1.44	0.1	1260	270	0.157	0.042	0.82
1.4	0.06	2,057	797	0.314	0.033	0.72
1.34	0	4,440	2383	0.471	0.017	0.69

Average Soakage Rate- (L/min/m2)	2.74
Design Soakage Rate- DSR (L/min/m2)	1.37

FALLING HEAD SOAKAGE TEST

CLIENT:	**Calcutta Farms**	**LOCATION:**	**Matamata**
PROJECT:	**Burwood Rd**	**JOB NUMBER:**	**TGA2022-0318**
TEST LOCATION:	**S10 - Base of SW pond**	**TEST DATE:**	**3/08/2023**

Test Hole Diameter 'D'	0.100	m
Plan area of borehole 'a'	0.008	m2
Circumference of borehole 'c'	0.314	m
Height of casing above hole	1.27	m
Borehole depth	1.76	m

Water Depth (highest number to lowest) *m*	Water Depth, accounting for casing *WD m*	Time from start *T sec*	Time between readings *dt sec*	Volume soaked between readings *V L*	Surface Soakage Area *SA m2*	Soakage Rate *SR L/min/m2*
~~2.75~~	~~1.48~~	~~0~~				
~~2.68~~	~~1.41~~	~~10~~	~~10~~	~~0.550~~	~~0.462~~	~~7.14~~
~~2.62~~	~~1.35~~	~~20~~	~~10~~	~~0.471~~	~~0.441~~	~~6.41~~
~~2.38~~	~~1.11~~	~~30~~	~~10~~	~~1.885~~	~~0.394~~	~~28.69~~
~~2.31~~	~~1.04~~	~~40~~	~~10~~	~~0.550~~	~~0.346~~	~~9.55~~
~~2.27~~	~~1~~	~~60~~	~~20~~	~~0.314~~	~~0.328~~	~~2.87~~
2.25	0.98	90	30	0.157	0.319	0.99
2.18	0.91	120	30	0.550	0.305	3.61
2.1	0.83	150	30	0.628	0.281	4.47
2.06	0.79	180	30	0.314	0.262	2.40
2.03	0.76	210	30	0.236	0.251	1.88
2	0.73	240	30	0.236	0.242	1.95
1.96	0.69	270	30	0.314	0.231	2.72
1.9	0.63	300	30	0.471	0.215	4.38
1.84	0.57	390	90	0.471	0.196	1.60
1.77	0.5	450	60	0.550	0.176	3.13
~~1.65~~	~~0.38~~	~~480~~	~~30~~	~~0.942~~	~~0.146~~	~~12.90~~
1.59	0.32	540	60	0.471	0.118	4.00
1.53	0.26	600	60	0.471	0.099	4.76
1.45	0.18	900	300	0.628	0.077	1.63
1.37	0.1	1200	300	0.628	0.052	2.42
1.27	0	1,620	420	0.785	0.024	4.76
				Average Soakage Rate- (L/min/m2)		2.98
				Design Soakage Rate- DSR (L/min/m2)		1.49

APPENDIX 3 – WASTEWATER INFORMATION

WASTEWATER PUMP STATION ANALYSIS - RITS

Project No: 225294
Client: KA Matamata
Site: Maea Fields / Proposed Plan Change Area
Date: 3/12/2025

LYSAGHT

RITS DESIGN PARAMETERS	Qty	Measure	Source
Average Daily Flow	200	Litres per person per day	RITS 5.2.4.2
Infiltration Allowance	2250	Litres per hectare per day	RITS 5.2.4.2
Surface Water Ingress Allowance	16500	Litres per hectare per day	RITS 5.2.4.2
General Residential Population Density Equivalent	45	Persons per hectare	RITS Table 5-3
Persons Per Household	2.7	Persons per dwelling	RITS Table 5-3
Peaking Factors	Varies		RITS Table 5-2

EXISTING CATCHMENT ANALYSIS

Stage	Catchment Area (Ha)	Lots	Population	Consumption (l/day)	Peaking Factor	Infiltration (l/day)	Surface Water Ingress (l/day)	ADF (m³/day)	ADF (l/sec)	PDF (l/sec)	PWWF (l/sec)
1	2.3	30	81	16200	5.8	5175	37950	21.38	0.25	1.15	1.59
2	5.42	72	194	38880	4.2	12195	89430	51.08	0.59	2.03	3.07
3	7.44	102	275	55080	3.9	16740	122760	71.82	0.83	2.68	4.10
							TOTALS	144.27	1.67	5.86	8.75

STORAGE CHECK - STAGES 1-3 ONLY (CONSENTED)

Total ADF (m³/day)	144.3	
ADF Hourly Flow (m³/hr)	6.0	
9hrs Emergency Storage Volume	54.1	*Existing WWPS has 108m³ storage capacity*

Existing WWPS has been designed based on ADF of 3.03l/sec (261.8m³/day)
Existing wet well has storage capacity of 13m³ and external storage tank is 95m³ - Total 108m³ of storage capacity

ADDITIONAL CAPACITY POTENTIAL

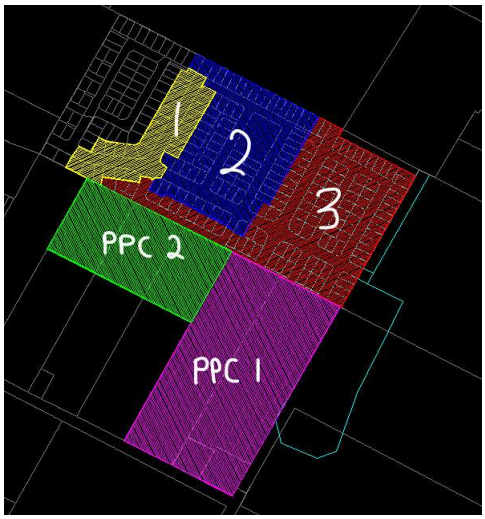
Stage	Catchment Area (Ha)	Lots	Population	nsumption (l/d	Peaking Factor	Infiltration (l/day)	Surface Water Ingress (l/day)	ADF (m³/day)	ADF (l/sec)	PDF (l/sec)	PWWF (l/sec)
PPC Area 1	9.48	155.472	420	83954.88	3.5	21330	156420	105.28	1.22	3.65	5.46
PPC Area 2	3.6	59.04	159	31881.6	4.8	8100	59400	39.98	0.46	1.86	2.55
*Lot numbers based on 16.4 lots/hectare as per preliminary masterplan							TOTALS	145.27	1.68	5.51	8.01

STORAGE CHECK - STAGES 1-3 PLUS PARTIAL PROPOSED PLAN CHANGE AREA

Total ADF (m³/day)	289.5	
ADF Hourly Flow (m³/hr)	12.1	
9hrs Emergency Storage Volume	108.6	*Existing WWPS has 108m³ storage capacity plus capacity in pipes and manholes*

PUMP CHECK

Combined ADF (l/sec)	3.35	
Combined PDF (l/sec)	11.37	
Combined PWWF (l/sec)	16.76	*Existing pumps have a 27.91 l/sec flow rate with a total head loss of 12.4m (each pump)*



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PROPOSED RESIDENTIAL ZONE

BANKS ROAD PRIVATE PLAN CHANGE

MATAMATA

INTEGRATED TRANSPORT ASSESSMENT

Prepared By:
Bryce Hall & Karen Hall

April 2026
Reference: 250548
Issue E

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Project Information:

Client	KA Matamata Sub GP Ltd
Job Number	250548
Title	Proposed Residential Zone, Banks Road Private Plan Change, Matamata
Prepared By	Bryce Hall & Karen Hall
Date	April 2026

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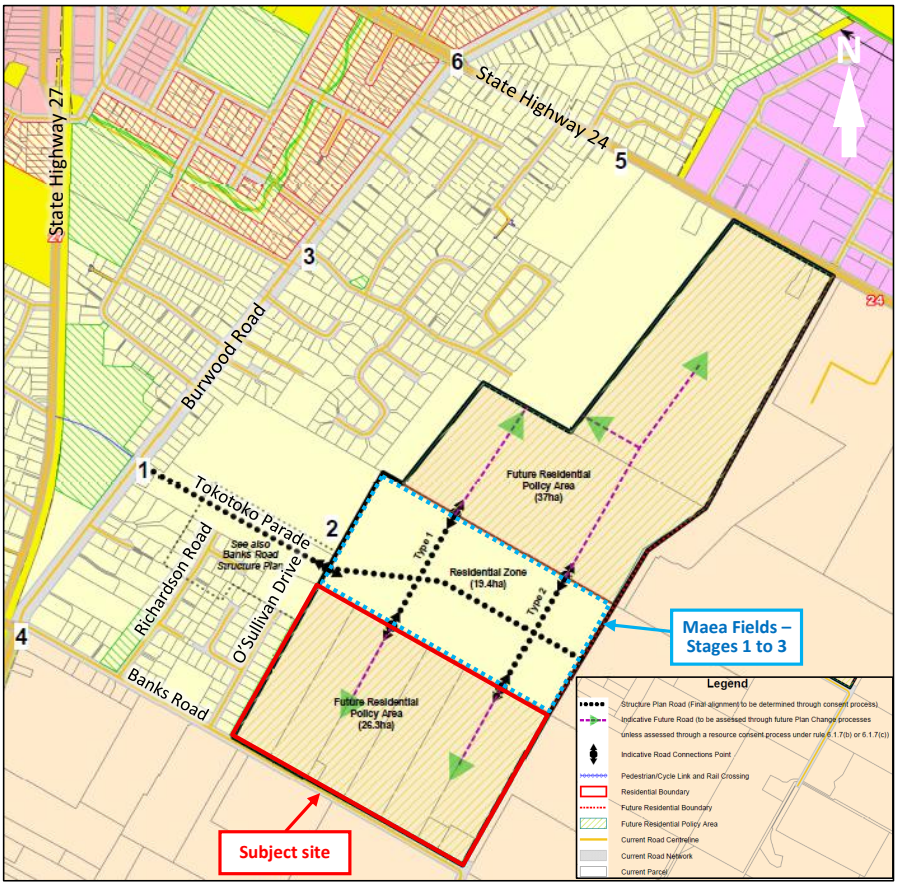
1.0 INTRODUCTION

1.1 The Proposal

This report examines and describes the traffic engineering effects of a proposal to rezone approximately 26 hectares of land located between the Maea Fields Stages 1 to 3 development and Banks Road in Matamata from Rural Zone to Residential Zone. The site is identified as a Future Residential Policy Area in the Matamata-Piako District Plan and is subject to the Banks Road to Mangawhero Road Structure Plan.

The location of the site is shown in Figure 1.



Source:
https://eplan.mpdc.govt.nz/districtplan/PC47/StructurePlans/BanksRoad_Operative_22_April_2020.pdf

Figure 1 – Site Location

1.2 Integrated Transport Assessment Purpose

This Integrated Transport Assessment (ITA) describes the traffic engineering and transportation planning aspects of the proposal. The transportation issues that are central to this proposal include the following:

- The relationship of the site location to the surrounding form and function of the road network, and in particular the potential integration of this site with the primary road network that serves Matamata,
- The accessibility of the site and its ability to safely, efficiently, and effectively accommodate the access and egress demands of car drivers, public transport users, cyclists and pedestrians,
- The traffic generating potential of the rezoned 26 hectare land and the ability of the road network to accommodate the additional traffic demands that would be generated,
- The ability of the intersection of State Highway 27 and Burwood Road and the intersection of State Highway 24 and Burwood Road to accommodate the traffic that the residentially zoned land would enable,
- The extent to which the land is able to support non-car travel by way of integration with existing and potential future facilities for walking and cycling in this location.

These and other matters will be addressed in the detail of this report, with the report structured as follows:

Section 2	Outlines the Planning Context of the residential zone.
Section 3	Describes the existing transport conditions in the immediate area and the surrounding road network.
Section 4	Discusses the Proposed Plan Change including residential density, traffic generation potential, road layout, and proposed connections to the public road network.
Section 5	Discusses the intersections of State Highway 24 and Burwood Road as well as State Highway 27 and Burwood Road.
Section 6	Discusses the traffic effects of the 26 hectare residential zone.
Section 7	Presents a summary of the report and outlines the conclusions drawn from this ITA.

By way of a summary, it has been found that the potential traffic generated by the 26 hectares of rezoned land can be compatibly accommodated within the existing road network without adversely affecting the function, capacity or safety of the adjoining road network.

2.0 PLANNING CONTEXT

2.1 Matamata-Piako District Plan – Residential Zone Provisions and Objectives

Matamata has a population of about 9,540 people[1] (as at 30 June 2025), representing 3,948 households.

The town strategies promote compact growth to retain the finite rural land resource, to ensure the life supporting capacity of those soils is not compromised and to provide for the efficient use and development of existing resources.

The District Plan indicates the following policies for its residential zoned land:

1. To direct and ensure consolidation of development within appropriate existing boundaries of all settlements subject to the availability of infrastructure services, contiguous growth and the constraints of the environment.
2. To manage the orderly and programmed expansion of areas consistent with the relevant structure plan and the ability to provide utility services.
3. To encourage and direct rural-residential development to establish in defined Rural-Residential zone, where the effects and servicing requirements of such development can be managed.
4. To identify potential areas for future residential development which should be protected from new subdivision and development which may compromise the future intended use.

2.2 Banks Road to Mangawhero Road Structure Plan

Subdivision and development within the Future Residential Policy Area shall be reviewed and the parameters of such development confirmed as part of any future plan change process. For the purpose of the current Banks Road to Mangawhero Road Structure Plan, the following indicative connections, upgrade works, and processes have been identified:

l) A single Collector Road to Burwood Road (labelled 3) through Kaimai Drive.

m) Two Collector Roads to the south.

n) Two Collector Roads to the north.

[1] Matamata, Place and ethnic group summaries | Stats NZ

o) With reference to the Structure Plan the Collector Roads shall be designed and constructed to the following widths and otherwise the standards of the MPDC Development Manual:

- *Type 1 Collector Road to provide separate lanes / facilities for traffic, bicycles, parked vehicles and pedestrians for each direction of travel. (An acceptable solution is a carriageway with a total width of 13.6m within a road corridor of 22m).*
- *Type 2 Collector Road to provide separate lanes / facilities for traffic, parked vehicles and pedestrians for each direction of travel. (An acceptable solution is a carriageway with a total width of 10.6m within a road corridor of 20m).*

p) Banks Road to be upgraded to meet the MPDC Development Manual.

q) One of the connections onto Mangawhero Road may be via the existing formed entrance (labelled 5).

r) A walking and cycling crossing facility of Burwood Road, in close proximity to the Kaimai Drive intersection (labelled 3), shall be designed and constructed to meet the expected forecast demands for pedestrians and cyclists and with consideration to the volume of traffic on Burwood Road.

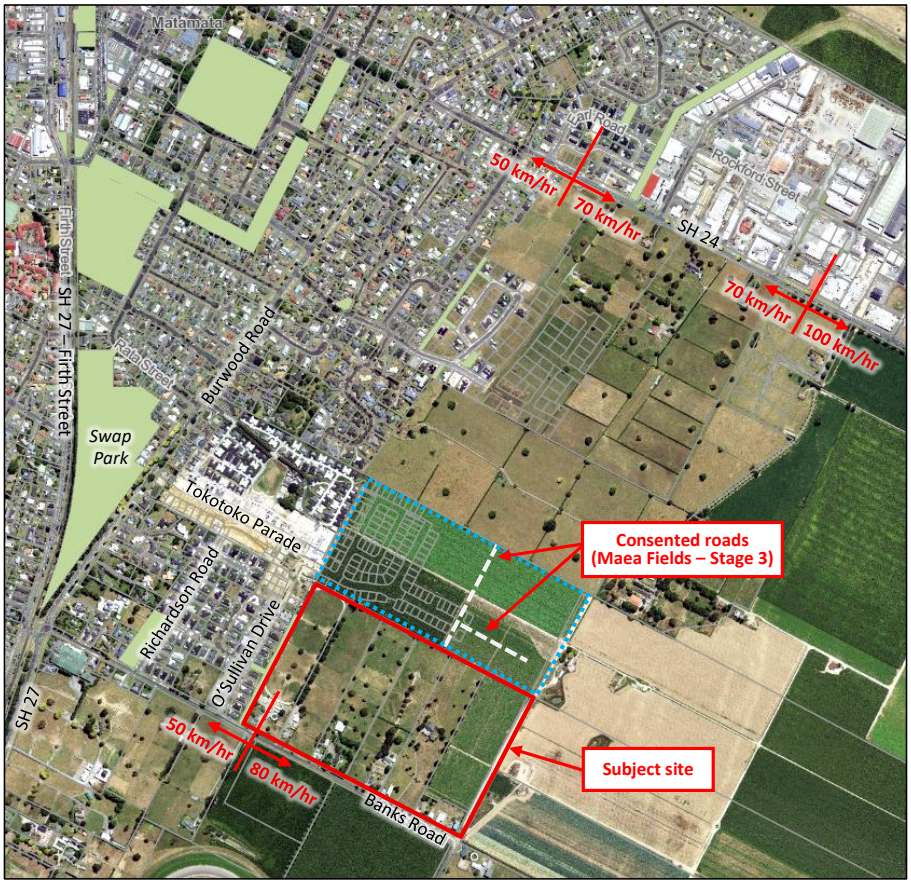
s) Integrated Transport Assessment(s) will be required to assess, taking into account the existing and consented environment and the entire FRPA, any wider network capacity and safety transport effects on the existing road and rail networks including the intersection of Burwood Road, Banks Road, Firth Street and State Highway 27 and the intersection of Burwood Road, Tower Road and State Highway 24 in consultation with NZ Transport Agency , KiwiRail Holdings Limited (where any ITA recommendations affect the railway line) and Inghams Enterprises (NZ) Pty Ltd as part of any future plan change process .

t) If any Integrated Transport Assessment recommends a State highway connection is appropriate and necessary to service any residential development within the Future Residential Policy Area, any new State highway intersections are to be designed and constructed in accordance with the NZ Transport Agency standards (NZ Transport Agency register of network standards and guidelines online) and approval.

3.0 EXISTING TRANSPORT ENVIRONMENT

3.1 Road Network

The site is located between Tokotoko Parade and Banks Road. Vehicle access is via these roads to Burwood Road, which connects to State Highway 24 to the north and State Highway 27 to the south. The traffic environment in the vicinity of the site is shown in Figure 2.



Source: https://experience.arcgis.com/experience/704d3df5ea3140f4b7008b961599a90f

Figure 2 – Local Area Traffic Management

3.1.1 State Highway 24

State Highway 24 is an east-west road with the primary function of providing a link between State Highway 29 (connecting on towards Tauranga) and Matamata. State Highway 24 travels primarily through rural areas, as well as some residential and industrial areas in the vicinity of the site, with most primary access taking place at priority-controlled intersections.

State Highway 24 to the north of the site transitions from rural to urban, with various speed limits in place. Between Weraiti Drive and Garland Street the speed limit reduces from 100 km/hr to 70 km/hr, reducing to 50 km/hr between Waihou Street and Earl Road. State Highway 24 in this vicinity provides for one traffic lane in each direction as shown in Figure 3.



Westbound towards Burwood Road



Eastbound toward Burwood Road

Figure 3 – State Highway 24 Traffic Environment

Traffic flows on State Highway 24 are in the order of 9,100 vehicles per day (2025 traffic count – 120m East of Tower Road RAB) with weekday peak hour traffic flows in the order of 800 vehicles per hour during the morning and evening peak hour respectively based on traffic surveys carried out as part of this assessment.

3.1.2 State Highway 27

State Highway 27 runs from Tirau in the south joining State Highway 2 in the north passing through Matamata. It provides one traffic lane in each direction with a speed limit of 70 km/hr in the vicinity of its intersection with Burwood Road.

The activity along State Highway 27 is primarily rural, with residential and commercial activity through the Matamata urban area.

In the general vicinity of Burwood Road, State Highway 27 provides one traffic lane in each direction together with a painted flush median providing turning facilities into side streets as shown in Figure 4.



Northbound towards Burwood Road



Northbound toward Beatty Road

Figure 4 – State Highway 27 Traffic Environment

Traffic counts carried out on State Highway 27 (2025 traffic count – 55m south of College Street) indicates that it currently carries in the order of 8,180 vehicles per day with weekday peak hour traffic flows in the order of 810 and 790 vehicles per hour during the morning and evening peak hour respectively based on traffic surveys carried out as part of this assessment.

3.1.3 Burwood Road

Burwood Road runs in a north-south direction between State Highway 24 and State Highway 27, effectively bypassing Matamata town centre. It is classified as an Arterial Road in the MPDC-ODP and has the primary function of moving traffic. Burwood Road provides one traffic lane in each direction separated by a painted flush median including a 3 metre wide right turn bay at the Tokotoko Parade intersection, together with on-street carparking as shown in Figure 5.



Figure 5 – Burwood Road Traffic Environment

The current speed limit on Burwood Road is 50 km/hr, from just south of Banks Road heading northwards. To the south of this point, the posted speed limit is 70 km/hr.

Mobile Roads indicates that Burwood Road in the vicinity of Tototoko Parade has an estimated 2025 traffic volume of some 3,300 vehicles per day.

3.1.4 Banks Road

Banks Road is a no exit road which extends eastward from Burwood Road. It is classified as a Local Road in the MPDC-ODP and has the primary function of providing access to adjacent properties.

At its western end Banks Road has a typical kerb to kerb carriageway width of some 7.8 metres, providing one traffic lane in each direction together with on-street parking. Beyond the existing residential zone, the seal width reduces to a seal width of some 5.8 metres with wide grassed shoulders as shown in Figure 6.



Residential section



Rural section

Figure 6 – Banks Road Traffic Environment

The current speed limit on Banks Road is 50 km/hr adjacent to the existing residential zone, increasing to 80 km/hr to the east.

Mobile Roads indicates that Banks Road has an estimated 2025 traffic volume of some 1,100 vehicles per day at its western end, reducing to an estimated 2025 volume of some 185 vehicles per day to the east of O'Sullivan Drive.

Banks Road forms a T-junction with Burwood Road, with a "Stop" control on the Banks Road approach.

3.1.5 Tokotoko Parade

The first section of Tokotoko Parade was constructed in 2022 and currently extends some 700 metres eastward from Burwood Road. It is identified as a Collector Road, having the dual function of moving traffic and providing access to adjacent properties.

Tokotoko Parade forms a T-junction with Burwood Road, with a "Give Way" control on the Tokotoko Parade approach. A right turn bay is provided on Burwood Road.

Tokotoko Parade has a typical kerb to kerb carriageway width of 7.0 metres, providing one traffic lane in each direction, as shown in Figure 7. Indented parking bays are provided at intervals along both sides of the road and 2.5 metre wide shared pedestrian cycle paths are provided on both sides, although they haven't been marked/signed as such at this stage.



Figure 7 – Tokotoko Parade Traffic Environment

3.2 Traffic Safety

Information from the New Zealand Transport Agency's "Crash Analysis System" for the five-year period, January 2020 to December 2024[2], was obtained for the local road network, including State Highway 24, State Highway 27, and Burwood Road as shown in Figure 8. Three additional crashes have been reported to date for 2025 as at the time of writing this report[3] and shown in red. Table 1 shows a breakdown of the reported crashes.

Four crashes have been reported at the intersection of State Highway 27 and the southern leg of Firth Street, between 2022 and 2025. Two of these crashes involved vehicles in the right turn bay failing to give way to state highway traffic, one resulting in minor injury. While vehicles use a right turn bay to turn into the southern leg of Firth Street, the actual movement is a straight through movement due to the curvature of State Highway 27.

No crashes have been reported on Tokotoko Parade, Richardson Road, or O'Sullivan Drive. Given the newness of these roads, this is not unexpected.

Overall, the reported crash history would not suggest a traffic safety problem in this general location.

[2] As at 25 November 2025, the non-injury crashes were taking up to 1 month to enter into CAS.
[3] As at 2 December 2025

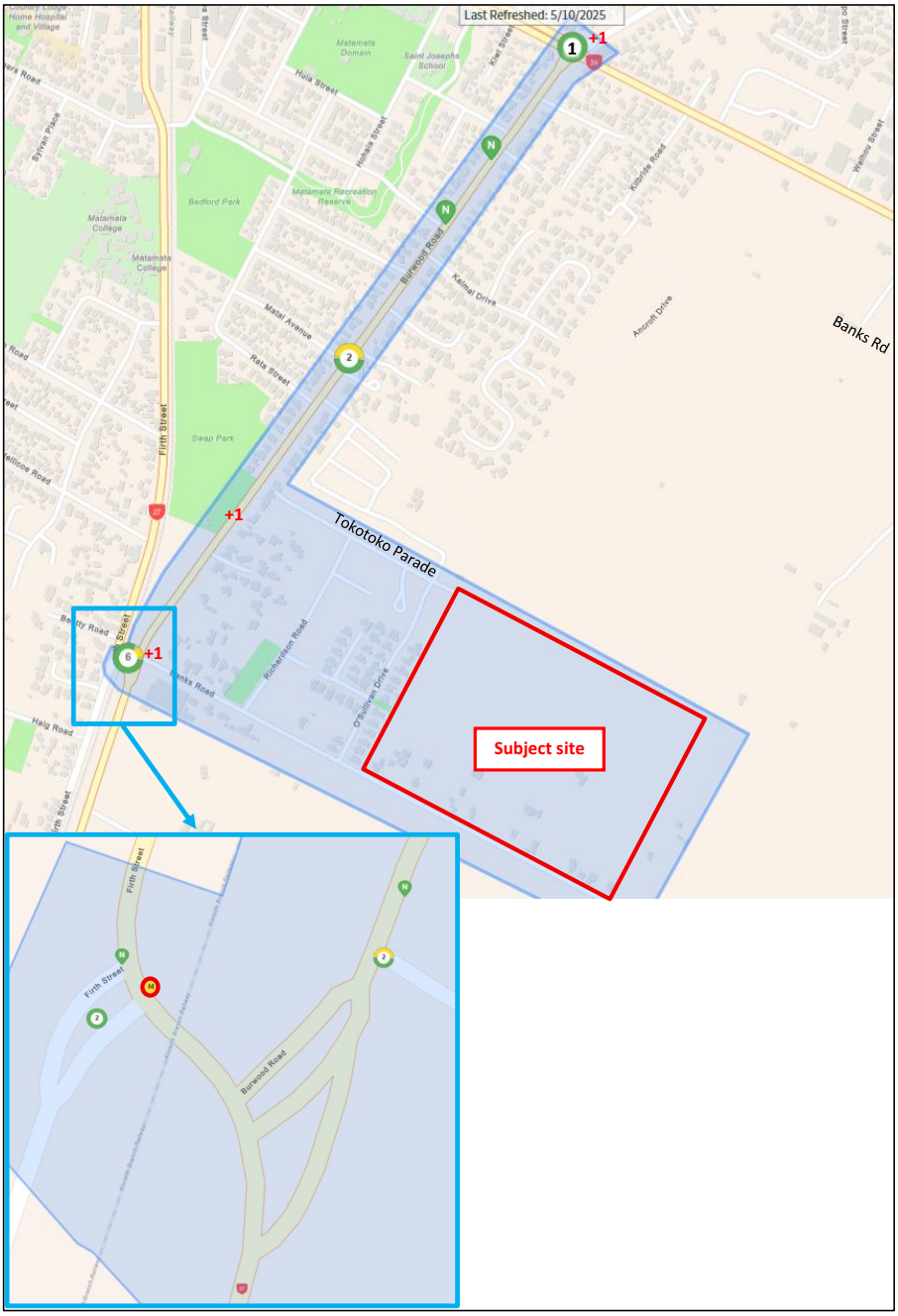


Figure 8 – Reported Crash Locations

Table 1 – Reported Crashes

Location	Reported Crashes			Key Factors
	Total	Injury	Non-Injury	
Intersection: State Highway 24 and Burwood Road	1 1	0 0	1 1	1 – Loss of control on roundabout, alcohol suspected 1 – Dirt bike slid and hit vehicle while trying to avoid Police
Midblock: Burwood Road	4 1	1 minor 0	3 1	1 – Vehicle lost control on straight, speed and possibly under influence of drugs (1 minor) 1 – Drove onto grass verge during medical event 1 – Driver fallen asleep at while 1 – Road rage incident resulting in one vehicle purposely hitting another vehicle 1 – Vehicle lost control on straight, suspended, intoxicated driver traveling at speed
Intersection: Burwood Road and Tamihana Street	1	0	1	1 – Distracted while turning into side road, hit pole
Intersection: Burwood Road and Banks Road	2	1 minor	1	1 – Driver on side road hit through vehicle that had left indicator on to change lanes (1 minor) 1 – Vehicle on side road failed to stop at intersection and hit through vehicle
Intersection: Burwood Road and State Highway 27	0			
Intersection: State Highway 27 and Firth Street	3 1	0 1 minor	3 0	1 – Vehicle doing burn outs on SH 27 lost control and hit vehicle waiting on southern leg of Firth Street 1 – Vehicle turned right out of southern leg of Firth Street and hit rail barrier post 1 – Vehicle turning right into southern leg of Firth Street failed to give way to through vehicle on SH 27 1 – Vehicle turning right into southern leg of Firth Street failed to give way to through vehicle on SH 27 (1 minor)
Midblock: Burwood Road				
TOTAL	11 3	2 minor 1 minor	9 2	

3.3 Public Transport Accessibility

There is currently no public transport provision within the Matamata town area although there are inter-city connections to other regional and inter-regional destinations.

3.4 Pedestrian Facilities

Footpaths are provided along one side of State Highway 27 and both sides of State Highway 24.

A footpath is provided along at least one side of Burwood Road, with one on each side of the road to the north of the Tokotoko Parade and one on the eastern side to the south of Tokotoko Parade.

A footpath is provided along the northern side of Bank Road over the first 560 metres from Burwood Road, being the existing residential zone.

A 2.5 metre wide shared footpath and cycle path is provided on both sides Tokotoko Parade, albeit it is not yet marked or signed as such as shown in Figure 9. Footpaths are also provided on both sides of Richardson Road and O'Sullivan Drive. A footpath is also provided along the western side of the Maea Fields Development, which currently links into the lifestyle village, with future links available to the local area.



Tokotoko Parade



Western side of Maea Fields

Figure 9 – Local Footpaths

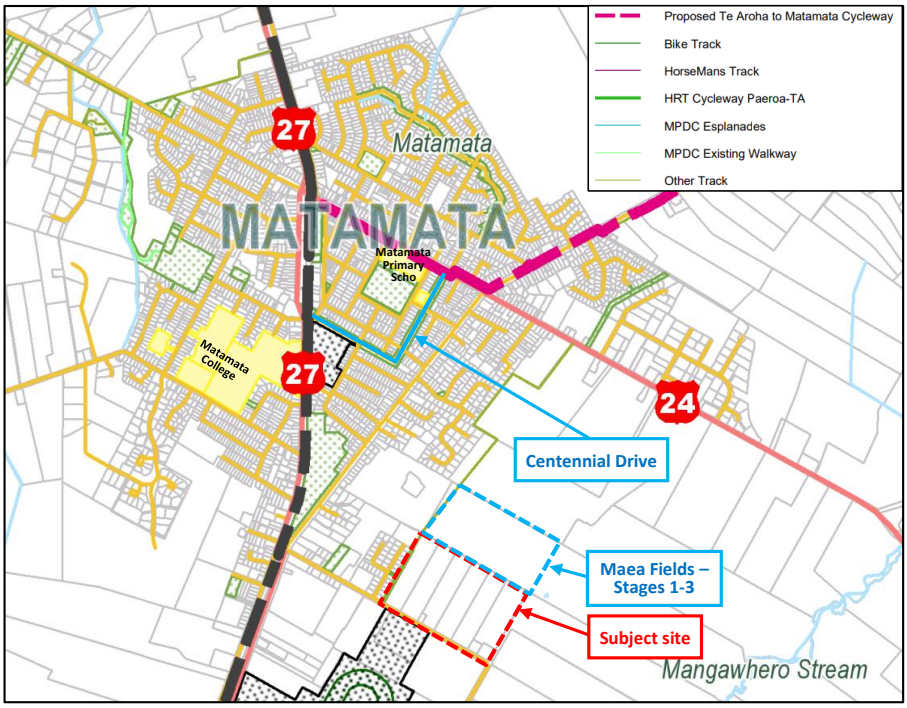
3.5 Cycle Facilities

The Matamata to Te Aroha section of the Hauraki Rail Trail cycle trail runs from the Matamata town centre to the intersection of Burwood Road and State Highway 24 and continues to Te Aroha via Tower Road.

Cyclists from the subject site accessing the Matamata Town Centre can utilise the shared foot and cycle paths along Tokotoko Parade to access Burwood Road. From there they can travel along Tamihana Street and use the bike track on Centennial Drive which is in close proximity to both Matamata Primary School and St Joseph's Catholic School. At its western end, Centennial Drive provides access to Matamata College through a dedicated pedestrian railway crossing.

New footpath / cycling connections have recently been provided on Burwood Road to facilitate connections between the eastern areas of Matamata and Matamata Town Centre.

Figure 10 displays the cycle network for the Matamata urban area.



Source: https://www.mpdc.govt.nz/cycleway-extension

Figure 10 – Matamata Cycling Environment

The site can therefore be considered to be accessible by cycling, for those who choose to travel by this mode.

3.6 Walking and Cycling Accessibility

The accessibility of the site by walking and cycling is illustrated in Figure 11. In general, 1,000 metres is accepted as being the maximum desirable walking distance and 5,000 metres the maximum desirable cycling distance noting that most of Matamata falls within a 3.5km cycle of the Plan Change site.

Key destinations within desirable walking distance of the site (taken as the centre of the site for these purposes) include Burwood Road, Swap Park, Banks Road Reserve, and a new reserve within Maea Fields which is currently under construction.

Key destinations within desirable cycling distance of the subject site include the Matamata Town Centre and a large part of the Matamata urban area.

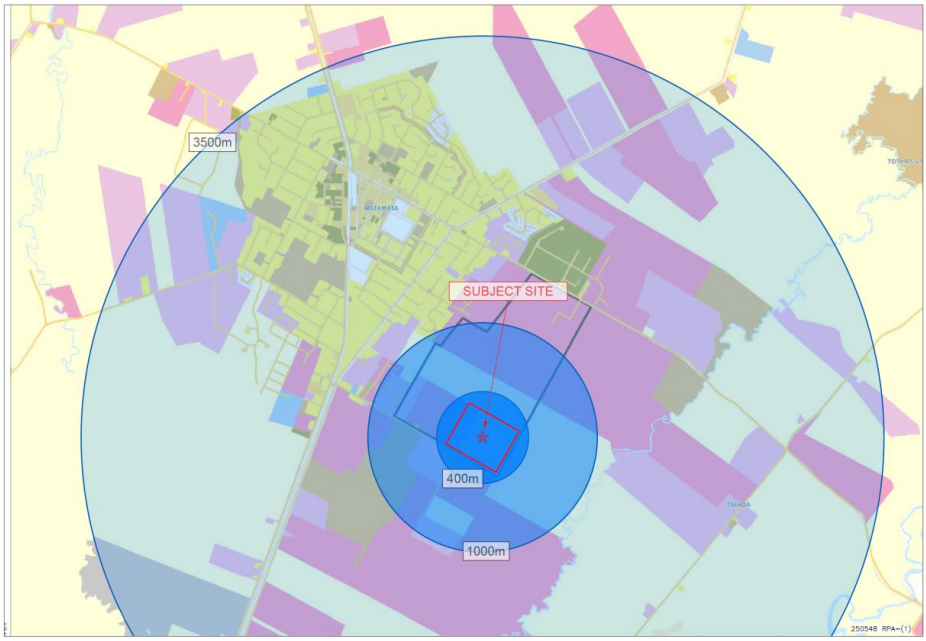


Figure 11 – Walking and Cycling Isochrones

4.0 PROPOSED PLAN CHANGE

4.1 Residential Density

The Proposed Plan Change proposes to rezone a 26 hectare property from rural to residential. The site is identified as a Future Residential Policy Area in Matamata-Piako District Plan.

A Masterplan has been prepared for the site that shows an indicative residential lot yield for the site of 430 lots which is based on a range of residential lot sizes from 325m^2 to greater than 450m^2. This indicative yield is within the net density target range of 20 to 25 dwellings per hectare identified in the Future Proof strategy.

For assessment purposes, we have added 10 lots to the 430 lots identified in the Masterplan, so the modelling is representative of 440 lots within the 26.3 hectares of plan change area.

4.2 Traffic Generation Potential

In respect of traffic generation potential of the rezoned land, typical traffic generation rates have been sourced from the New Zealand Trips and Parking Database (NZTPD).

The traffic generation rate of residential dwellings does vary depending on the type of unit and the location of the development. The NZTPD indicates typical daily traffic generation rates of 8 to 10 traffic movements per dwelling per day with corresponding peak hour traffic generation rates of about 1.1 traffic movements per dwelling per hour.

To provide an indication of the traffic generation potential of the current residential development in this location, turning movement surveys were undertaken on Thursday 20 November 2025 at the intersections of:

- Tokotoko Parade and Burwood Road,
- Richardson Road and Banks Road, and
- O'Sullivan Drive and Banks Road,

These intersections bound subdivisions containing some 200 dwellings close to the proposed Plan Change area. Analysis of the traffic counts provide peak hour traffic generation rates of:

- 0.52 in the AM Peak Hour
- 0.58 in the PM Peak Hour

These results are significantly lower than the 1.1 traffic movements per dwelling per hour identified earlier. However, for the purposed of the assessment, we have continued to utilise the more conservative generation rate of 1.1 traffic movements per hour.

In respect of directionality, typically in the morning peak hour 75% of the movements will be departures and 25% arrivals. In the evening peak hour, 65% will be arrivals and 35% departures.

Given the above, Table 2 indicates the potential traffic generation of the residential development enabled by the proposed Plan Change for the 26 hectare land area.

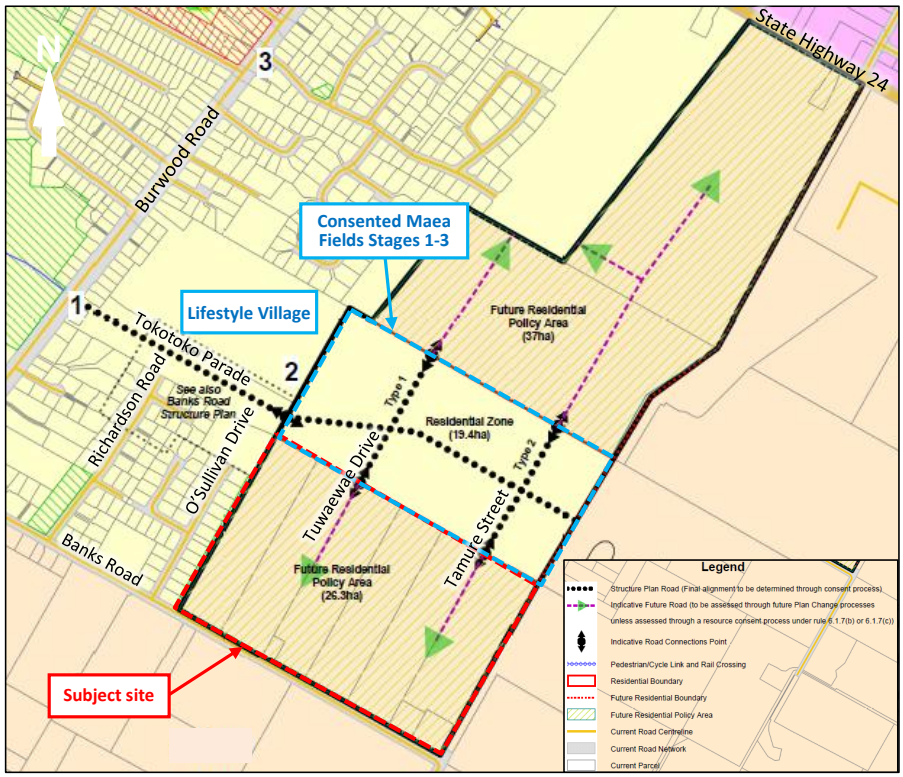
Table 2 – Plan Change Traffic Generation – 26 hectares

Proposed Lots	Direction	Daily Traffic	AM Peak Hour	PM Peak Hour
440	In	2,200	121	315
	Out	2,200	363	169
	TOTAL	**4,400**	**484**	**484**

The traffic generation potential of the 26 hectares of proposed Residential Zone land is in the order of 4,400 traffic movements per day with commuter peak hour traffic generation of about 485 traffic movements per hour.

4.3 Road Layout

The Structure Plan identifies indicative transport connections and proposed road hierarchy, as shown Figure 12. Some of which have been partially constructed as part of the consented Maea Fields Stages 1 to 3.



Source: http://eplan.mpdc.govt.nz/district plan/PC47

Figure 12 – Proposed Structure Plan Layout and Road Hierarchy

The salient transportation features are summarised as follows:

- Tokotoko Parade forms the primary (Type 1 Collector Road) through Maea Fields Stages 1 to 3, providing a connection to Burwood Road.
- Tuwaewae Drive constructed as part of Maea Fields Stage 1 and the consented Tamure Street (part of Maea Fields Stage 3) will form the secondary roading network, including extensions within the subject site to provide connections through to Banks Road.
- An interconnected road and pedestrian network providing permeability through the site and connections to the existing road network and the fully developed development.
- A shared pedestrian cycle path on Tokotoko Parade.
- The speed limit throughout the development will be 50 km/hr, with lower speed environments being implemented on lower hierarchy components of the roading network.

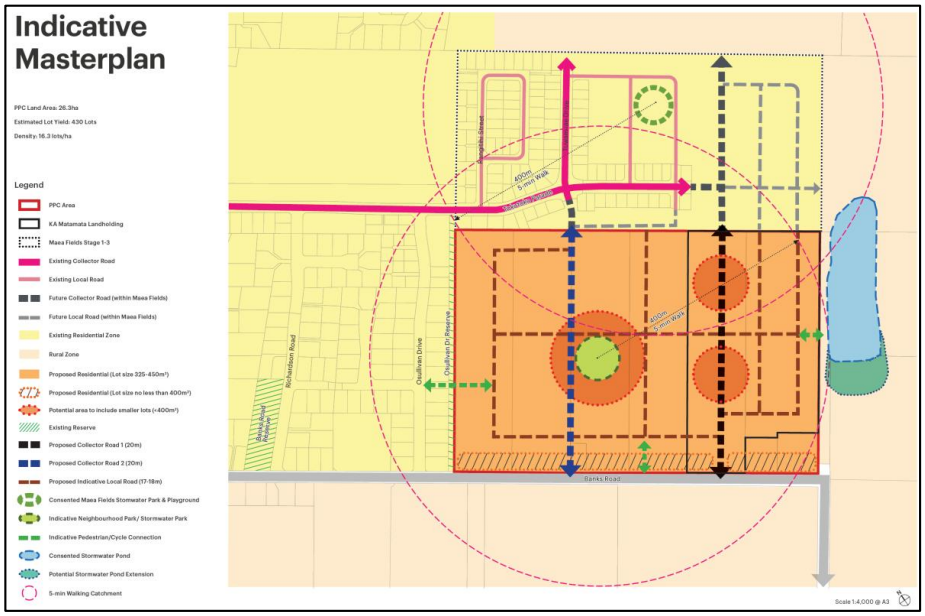
The Structure Plan broadly anticipates three road typologies:

- Type 1 Collector Road typology with a 22-metre legal road reserve width,
- Type 2 Collector Road typology with a 20-metre legal road reserve width, and
- Local Road typology with a 16-metre or 18-metre legal road reserve width.

The Masterplan for the site includes extensions of the two Collector Roads as shown in Figure 13.

While the current Structure Plan has two types of the Collector Road (one 22 metres wide and one 20 metres wide), the proposal is to remove the 22 metre Collector Road (Type 1) and to have a single 20 metre wide Collector Road typology.

As part of the adjacent Maea Fields development (Stages 1 – 3) consent was given for the two Type 2 Collector Roads, Tuwaewae Road and Tamure Street, to have a cross section with a 20-metre legal road reserve width. As part of the Plan Change these two roads will be extended southward through to Banks Road maintaining the same road cross section as that approved and constructed for Maea Fields.



Source: Reset

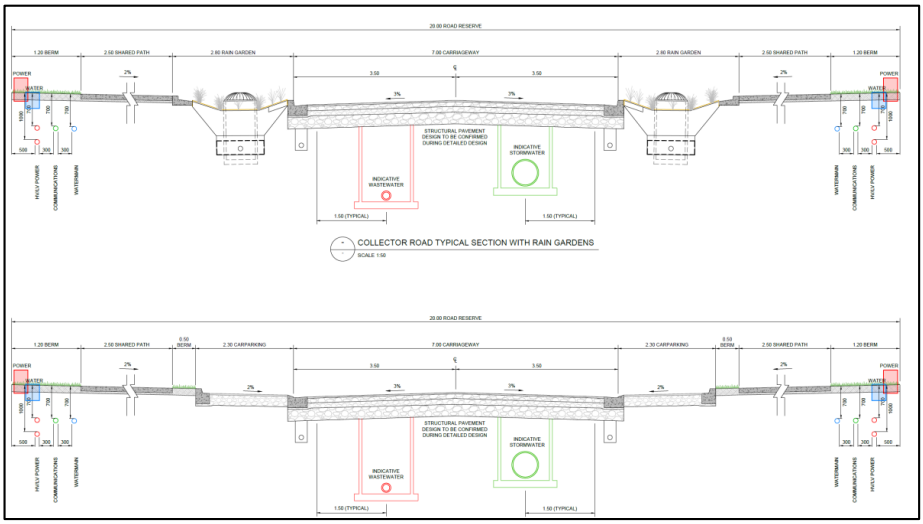
Figure 13 – Proposed Site Masterplan

4.3.1 Collector Road

The proposed road cross section for the 20 metre wide road proposed is shown in Figure 14.

The proposed 20 metre road cross section makes allowance for:

- A 2.5 metre wide shared footpath/cycleway on both sides of the road,
- Recessed parking on both sides of the road plus grass berm and landscape areas,
- A 35km/hr to 40km/hr design speed,
- A 7 metre carriageway width providing one traffic lane in each direction.

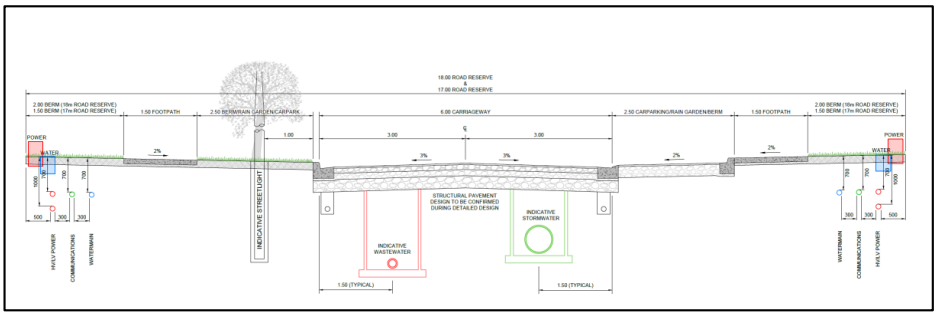


Source: Lysaght

Figure 14 – Collector Road Cross-Section

4.3.2 Local Roads

The proposed typical local road cross sections are shown in Figure 15.



Source: Lysaght

Figure 15 – Typical Local Road Cross Section

The proposed local road cross section makes allowance for:

- A 1.5 metre wide footpath on both sides of the road,
- Recessed parking on one or both sides of the road plus grass berm and landscape areas,
- A 25km/hr to 30km/hr design speed,

- A 6 metre carriageway width.

4.3.3 Design Parameters

The objective in providing roads of the dimension proposed is to ensure that a low speed, high residential amenity environment is created. In relation to these proposed road widths, the United Kingdom Department for Transport publication "Manual for Streets" indicates that street dimensions have a significant influence on vehicle speeds within the streets. This research also forms the basis of NZS 4404:2010 "Land Development and Subdivision Infrastructure".

The research indicates that keeping lengths of street between junctions and bends short is particularly effective when combined with street width. This is reflected in Figure 16 based on appropriate traffic calming measures being provided on longer lengths of road.

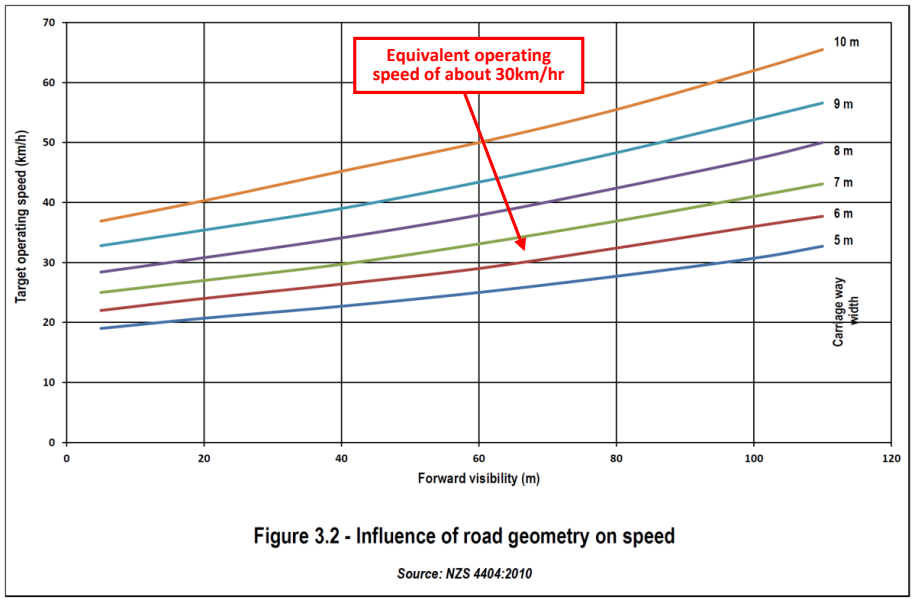


Figure 16 – Influence of Road Geometry on Speed

As a comparison, the cross-sectional requirements of New Zealand Standard 4404:2010 "Land Development and Subdivision Infrastructure" (NZS 4404) have also been considered. NZS 4404 indicates that the two fundamental roles of a road are to provide a space for interaction between people for a range of purposes (place context) and access to land uses so that movement between places can occur (link context). It describes a relationship between land use, area type and the transport context.

For the proposed roads 3, it describes the "place context" as live and play (residential and parks) and the "link context" as a local road (low vehicle speeds, pedestrian and local amenity values predominate).

For the context of the proposed traffic environment in this location, Table 3 indicates the dimensional and traffic flow parameters indicated in NZS 4404:2010.

Table 3 – NZS 4404:2010 Road Design Standards

Local Attributes	Locality Served	Legal Road Width	Target Operating Speed	Parking	Carriageway Width	Typical Maximum Traffic Flows (vehicles per day)
Primary access to housing	1 to 200 dwelling units	15 metres	30	Parking separate and recessed	5.5m to 5.7m	Approx. 2,000vpd
Access to houses / townhouses	1 to 20 dwelling units	9 metres	20km/hr	In movement lane	5.5m to 5.7m	Up to 200 vpd
Primary access to housing	1 to 200 dwelling units	15 metres	30km/hr	In the movement lane or separate and recessed	5.5m to 5.7m	Up to 2,000 vpd

In relation to the Legal Road Width, for a road carrying approximately 2,000 vehicles per day (the Collector roads within the Plan Change area), NZS 4404 indicates a minimum legal road width of 15 metres with recessed parking. The Collector Road complies with these parameters.

A comparison between the MPDC Development Manual Road Cross Section requirements and the proposed Collector Road cross section is shown in Table 4.

Table 4 – MPDC Development Manual and Proposed Collector Roads Comparison

Attribute	MPDC Development Manual	Proposed Cross Section	Comment
Indicative traffic volume	1,000-2,500	500-2,000	Similar Flows
Design speed	50-80 (max)	35km/hr to 40km/hr design speed	Proposal has a lower speed environment
Road reserve width	20 metres	20 metres	No change
Minimum traffic carriageway width	7 metres	7 metres	No change
Parking provision	2 x 2.5 metres	2.3 metre recessed parking on one or both sides of the road	Proposed cross section dimensions are the same as that adopted fr the Maea Fields development to the north

Attribute	MPDC Development Manual	Proposed Cross Section	Comment
Total width	12 metres	7 metres + recessed parking	The same trafficable dimensions with the difference being the provision of recessed parking bays versus on-street car parking
Kerb & channel	Non-mountable	Non-mountable	No change
Footpath/cycleway	1.5 m on both sides	2.5 metre wide shared footpath/cycleway on both sides	Higher standard proposed
Services	Subject to specific design	1.2 metre berm each side adjacent to boundary for services	Consistent with that required to appropriately provided underground services.

The main difference between the Structure Plan, MPDC Development Manual, and the proposed road cross sections is the use of recessed parking rather than on-street parking. The use of recessed parking provides a narrower total carriageway width, assisting with achieving a lower speed environment consistent with a residential environment.

For a road carrying less than 200 vehicles per day (a local road in the context of this subdivision), NZS 4404 indicates a legal road width of 9 metres with parking in the movement lane. The proposed Local Roads with a 6-metre carriageway width, therefore, exceeds that indicated in NZS 4404:2010.

For a cul-de-sac carrying less than 200 vehicle per day and/or 25 lots, the Matamata Piako DC Development Manual (MPDM) requires a 6 metre to 7 metre total seal width, which includes a minimum traffic width of 3.5 metres and minimum parking lane width of 2.5 metres. One 1.5 metre wide footpath is required. This is to be provided within an 18 metre wide road reserve. The proposed road cross sections are consistent with these parameters although they are contained within a 17 metre boundary to boundary width as opposed to an 18 metre width.

For a road carrying more than 200 vehicles per day (a local road in the context of this subdivision), NZS 4404 indicates a legal road width of 15 metres with parking in the movement lane or separate and recessed. The proposed 18 metre legal road widths, with a 6 metre carriageway width, therefore, exceeds that indicated in NZS 4404:2010.

For residential roads carrying 200 to 1,000 vehicles per day or more than 25 lots, the MPDM requires a width of 8.5 metre total seal width, which includes a minimum clear traffic width of 3.5 metres and parking provision for two 2.5 metres. A 1.5 metre wide footpath is required on both sides of the road. This is to be provided within a 20 metre wide road reserve.

The proposal has a carriageway width of 6 metres with separate 2.5 metre wide indented parking on one side. The 6 metres provided caters for the required 3.5 metre traffic width and one 2.5 parking provision width, with the second 2.5 metre parking provision width achieved within parking bays. There will be 1.5 metre wide footpaths provided on both sides of the road. As such the proposed cross section is achieving the MPDM design requirements other than the reduction of 2 metre in terms of total road reserve width. This total road reserve width is the same as that accepted by MPDC for the Maea Fields subdivisions adjacent to the proposed site and hence there is consistent in road dimension through these inter-connecting sites.

Overall, the proposed Collector Road and Local Road widths provided for the Private Plan Change are consistent with the outcomes sought by the above standards and are considered to be acceptable in this context.

5.0 EXISTING INTERSECTIONS

The additional traffic generated by the Residential Zone for the 26 hectare Plan Change will access the public road network via:

- The intersection of Tokotoko Parade and Burwood Road,
- The intersection of Burwood Road and banks Road.

From these two intersections, traffic will be distributed to the south towards the intersection of State Highway (SH) 27 with Burwood Road and to the north towards the intersection of State Highway 24 with Burwood Road.

A proportion of traffic heading to the north will access Matamata Town Centre via the local road network and not necessarily pass through the State Highway 24 intersection.

For the purpose of this assessment, all traffic generated by the proposed plan change has been assigned as passing through the two State Highway intersections.

5.1.1 Description

Tokotoko Parade forms a priority-controlled T-junction with Burwood Road, with a “Give Way” control on the Tokotoko Parade approach. A right turn bay is provided within the painted flush median on Burwood Road. The layout of the intersection is shown in Figure 17 and Figure 18.



Figure 17 – Tokotoko Parade and Burwood Road Intersection Layout



Figure 18 – Tokotoko Parade and Burwood Road Existing Intersection

5.1.2 Current Traffic Flows

The results of turning movement counts carried out at the intersection in November 2025 during the morning (6:30am to 9:30am) and afternoon (3pm to 6pm) weekday peak periods are shown in Figure 19 for the respective peak hours during these periods.



Figure 19 – Tokotoko Parade & Burwood Road Turning Movements

5.2 State Highway 27 and Burwood Road Intersection

5.2.1 Description

The intersection arrangement is shown in Figure 20.

State Highway 27 runs from the north-west to the south-east across the railway line. Two right turn bays are provided for vehicles turning into Burwood Road and Firth Street.

Burwood Road is located in the north-east of the intersection connecting to State Highway 27 with a "Give Way" control. One right turn lane and one through lane are provided on Burwood Road. Banks Road connects to Burwood Road close to the State Highway 27 intersection.

Firth Street connects State Highway 27 from south-west with one approaching lane for through and right turning movement as shown in Figure 20 and Figure 21.



Figure 20 – State Highway 27, Burwood Road Existing Intersection Layout



Northbound toward Burwood Road



Burwood Road Southbound

Figure 21 – State Highway 27, Burwood Road Existing Intersection

5.2.2 Current Traffic Flows

The results of turning movement counts carried out at the intersection in November 2025 during the morning (6:30am to 9:30am) and afternoon (3pm to 6pm) weekday peak periods are shown in Figure 22 for the respective peak hours during these periods.

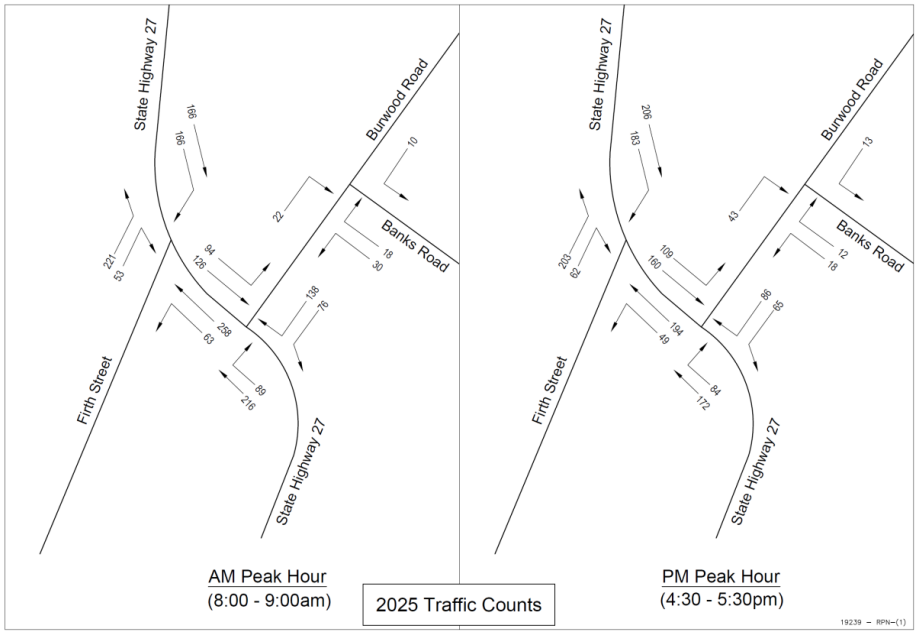


Figure 22 – State Highway 27 and Burwood Road Turning Movements

5.3 State Highway 24 and Burwood Road Intersection

5.3.1 Description

The roundabout controlled intersection connects Burwood Road in the south and Tower Road in the north with State Highway 24. The layout of the intersection is shown in Figure 23 and Figure 24.

All approach roads have a single traffic lane in each direction, and the roundabout provides a single circulating traffic lane. However, it should be noted that due to the width of the Tower Road approach vehicles tend to form two queues, one of which is for left turning vehicles.



Figure 23 – State Highway 24 and Burwood Road Existing Intersection Layout



Northbound toward Burwood Road | Burwood Road Southbound

Figure 24 – State Highway 24 and Burwood Road Existing Intersection

5.3.2 Current Traffic Flows

The results of turning movement counts carried out at the intersection in November 2025 during the morning (6:30am to 9:30am) and afternoon (3pm to 6pm) weekday peak periods. The peak hour traffic flows are shown in Figure 25 for the respective peak hour during these periods.

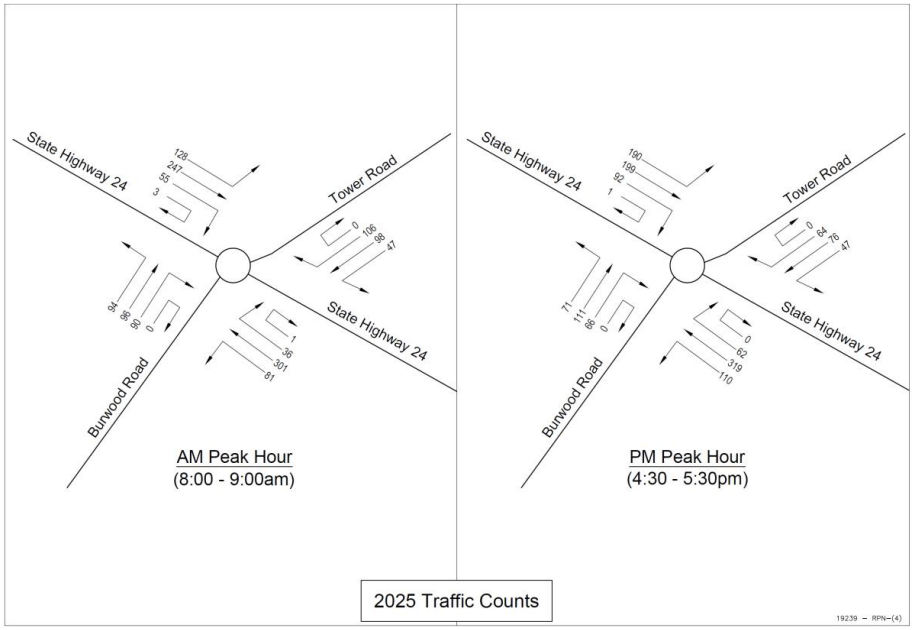


Figure 25 – State Highway 24 & Burwood Road Turning Movements

6.0 PLAN CHANGE TRAFFIC EFFECTS ASSESSMENT

The traffic generation potential of the 26 hectares of rezoned land is anticipated to be in the order of 4,400 traffic movements per day with commuter peak hour traffic generation of about 485 traffic movements per hour. All of this traffic will access the road network via existing intersections with Burwood Road and Tokotoko Parade.

From Burwood Road the traffic will be distributed to the south towards the intersection of State Highway 27 with Burwood Road and towards the north to the intersection of State Highway 24 with Burwood Road.

As discussed earlier, a proportion of traffic heading to the north will access Matamata Town Centre via the local road network. For the purposes of this assessment all traffic heading to the north has been assessed as passing through the roundabout controlled intersection of Burwood Road and State Highway 24.

6.1 Analysis Methodology

6.1.1 Assessment Process

A four-step process has been used in the methodology to assess the traffic related effects of the Plan Change:

1. Trip Generation;
2. Trip Distribution;
3. Trip Assignment; and
4. Analysis of Intersection Operation of Assigned Trips.

In the first step, the amount of traffic generated is estimated using recognised data sources. In the second step, the directions the trips use to approach and depart the development are estimated. In the third step, the trips are assigned to specific street segments and intersection turning movements. The fourth step involves analysing the effects on vehicle access and intersection capacity associated with the Plan Change.

6.1.2 Base Traffic Conditions

Prior to assigning vehicle trips to the road network and carrying out an assessment, it is important to determine the underlying base traffic conditions for analysis purposes. In this respect the traffic counts carried out in late November 2025 have been used as the underlying base for assessment purposes.

Seasonal Factor

However, to take account of traffic flow variation throughout the course of the year, a seasonal factor needs to be applied to the November traffic counts. Using information contained in Research Report 205[4] (TRR205) for an Urban Arterial outside Auckland (Group 1b2), a factor of 1.04 has been applied to the traffic counts carried out in mid-November 2025.

As a comparison, traffic counts from the Kaihere telemetry site (Telemetry Site 33, ID 02700011) to the north of Matamata has referenced and while this site is rural and not particularly close to Matamata, the data is valid for State Highway 27 and is the closest information available to Matamata. Using available data for 12 months (30/10/24 – 30/10/25) the average daily flow is 2,547 which is 85% of Tuesday 19/11/24 or 91% of Monday 18/11/24. Using the average of the week starting 18/11/24 it is 84% of the annual average.

The information contained in TRR205 therefore allows a more conservative and hence robust adjustment factor to be applied to the November 2025 surveyed traffic flows and has been used for the purpose of this assessment.

Traffic Growth

It is also necessary to consider that the residential development of the 26 hectare site will not happen instantaneously. There will be a period of time before development is fully completed. Based on anticipated development and sell-down rates, a period of ten years to completion has been used i.e. 2035 will be the base year for assessment

[4] Guide to Estimation and Monitoring of Traffic Counting and Traffic Growth

purposes. It is therefore necessary to increase the surveyed and seasonally adjusted intersection traffic flows to equivalent 2035 traffic flows.

Traffic growth rates have been calculated for both State Highway 24 and State Highway 27 based on annual counts undertaken for the New Zealand Transport Agency (NZTA) between 2020 and 2024, as shown in Figure 26.

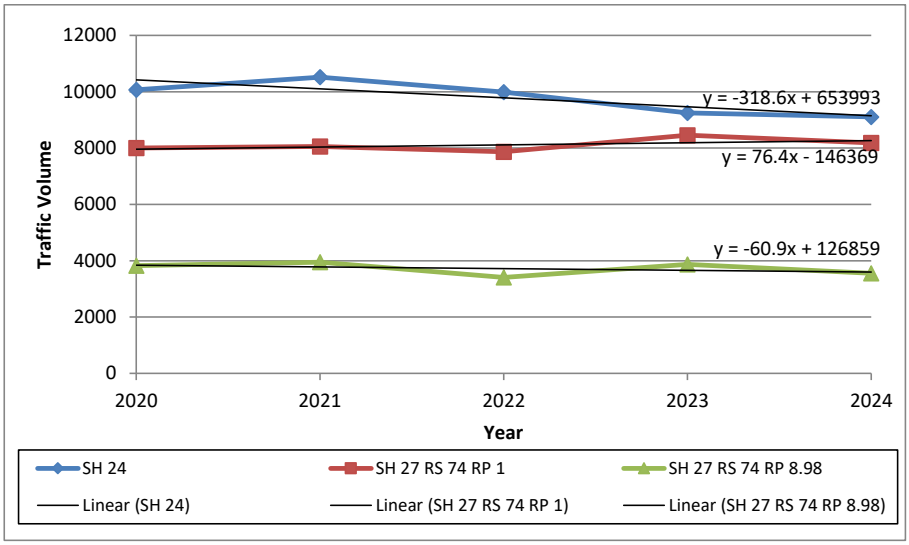


Figure 26 – State Highway 24 & 27 Traffic Counts

The count on State Highway 24 is located 120 metres east of its intersection with Tower Road. A growth rate of -3% has been calculated for this location over the five-year period analysed, however this in part may have been impacted by the opening of the full Waikato Expressway in 2022. While the recorded traffic volumes for State Highway 24 have continued to reduce, a conservative value of 1.0% growth has been adopted for through traffic on State Highway 24 for the purpose of this assessment.

There are two count locations for State Highway 27, one within the urban boundaries of Matamata and one some 7km south of Matamata in a rural area. The urban count had a traffic growth in the order of 1%, while the rural count had a traffic growth in the order -1.5%. Again, the opening of the full Waikato Expressway would have impacted the flows on State Highway 27 and as such a conservative value of 2.0% has been adopted for through traffic growth on State Highway 27 for the purpose of this assessment.

A traffic growth factor of 1.5% has been adopted for all other roads in the assessment.

<u>Ashbourne Development</u>

The Ashbourne development is a Fast Track application for a development located on the western fringe of the Matamata urban area as shown in Figure 27.

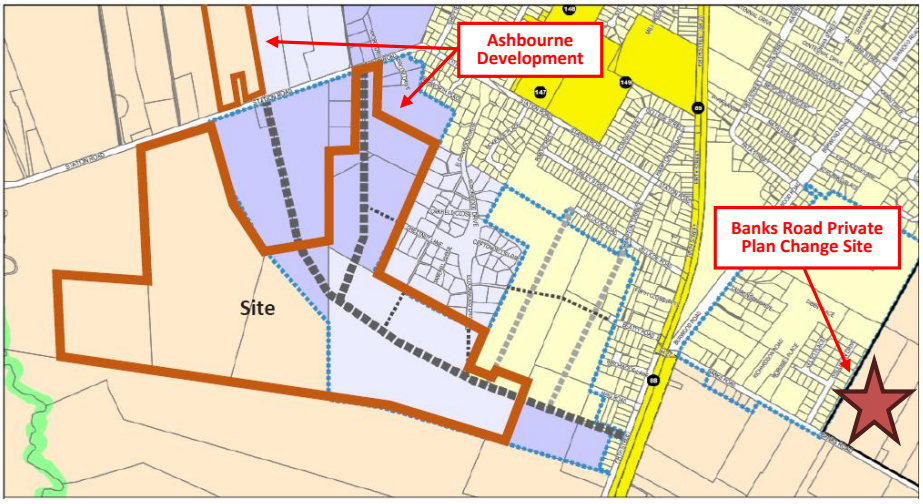


Figure 27 – Ashbourne Development

The Ashbourne development was originally proposed to include:

- 518 residential dwellings,
- Two residential lifestyle blocks;
- A 0.75ha area of commercial activities (Commercial Node),
- A retirement village of approximately 218 units and 71 care beds; and
- Approximately 27 ha of solar farm activities in two areas.

An Integrated Transport Assessment[5] (Ashbourne ITA) prepared for the development indicates a peak hour traffic generation potential of about 570 traffic movements per hour. In terms of trip distribution to the road network, the Ashbourne ITA indicates the following:

> *"…the trip distribution has been completed with the majority of trips (90%) heading northeast, to connect with schools and employment opportunities. The remaining 10% are assumed to travel to the west or the south, with an equal distribution (5%) in each of these directions."*

There are two intersections that the Ashbourne ITA has analysed where most of the traffic will join the wider road network being:

- Jellicoe Road / Firth Street (SH27) intersection,
- Station Road / Firth Street (SH27) intersection.

[5] Ashbourne Development, Integrated Transportation Assessment – 9 July 2025

Ashbourne development traffic that may affect intersections in the vicinity of the Banks Road private plan change site is traffic assigned to be travelling to the north and south on Firth Street (State Highway 27). The assessed increase in traffic on Firth Street to the south of Jellicoe Street arising from the Ashbourne development is shown in Table 5.

Table 5 – Firth Street Traffic Increase Arising from Ashbourne Development

Direction	AM Peak Hour	PM Peak Hour
Northbound	34	24
Southbound	30	53
TOTAL	**64**	**77**

The Fast Track Panel's decision on Ashbourne was to decline the consents for the retirement village. Consents were granted for 431 residential lots (rather than the 518 proposed), the commercial development and the solar farm. The Firth Street traffic flows indicated in Table 5 above therefore represent higher traffic generation than the consented proposal will actually generate and thus a degree of conservatism has been included in the traffic modelling carried out.

Other Developments

There are two other consented subdivisions with access to Burwood Road that are currently being developed:

- Maea Fields Stages 1 to 3 – a residential subdivision, located immediately north of the site.
- Kaimai Drive Stages 1 and 2 - a residential development, located northward of the site.

Traffic flows from the constructed lots will be included within the traffic counts undertaken in November 2025. The number of lots yet to be constructed for each subdivision have been identified, with their potential traffic flows added to the underlying "base" traffic conditions for the year 2035.

A representation of the various components of the "design base" traffic conditions is shown in Figure 28. This includes those consented but not yet complete developments as well as the Ashbourne Development.

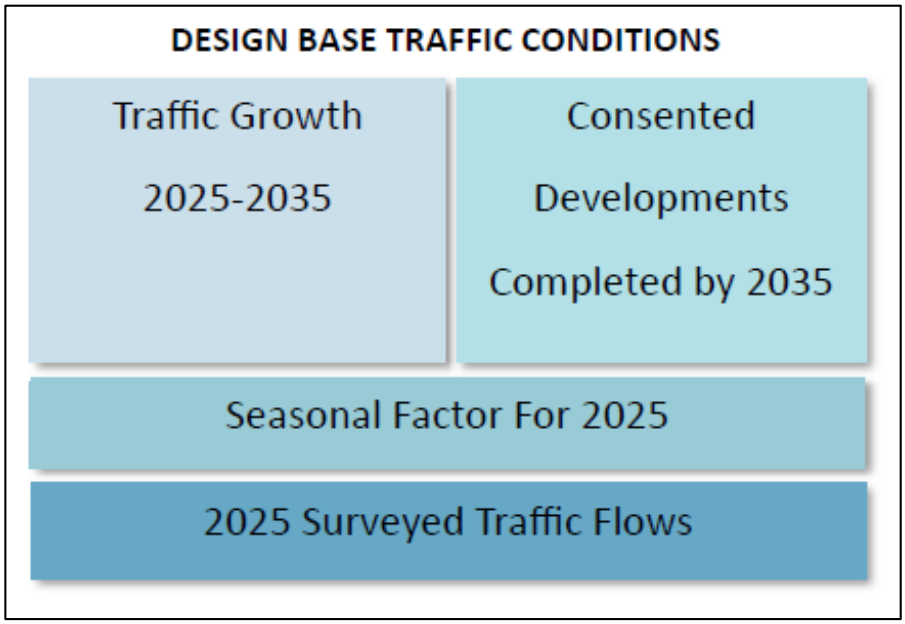


Figure 28 – Base Traffic Conditions

6.2 Trip Generation

As outlined in Section 4.2 of this ITA, the traffic generating potential of the 26 hectares of rezoned residential land is anticipated to be in the order of 4,400 traffic movements per day with commuter peak hour traffic generation of about 485 traffic movements per hour. These values have been used for assessment purposes.

6.3 Trip Distribution and Assignment

The distribution of traffic generated by the 26 hectares and the existing subdivisions is based on the surveyed traffic flows entering and exiting the traffic model area, as shown in Figure 29 and Figure 30 for the AM and PM peak hours respectively. It should be noted that there is little to no variation between the am and pm peak periods. The distribution of additional traffic to the State Highway 24 intersection and the State Highway 27 intersection has been based on surveyed traffic movements.

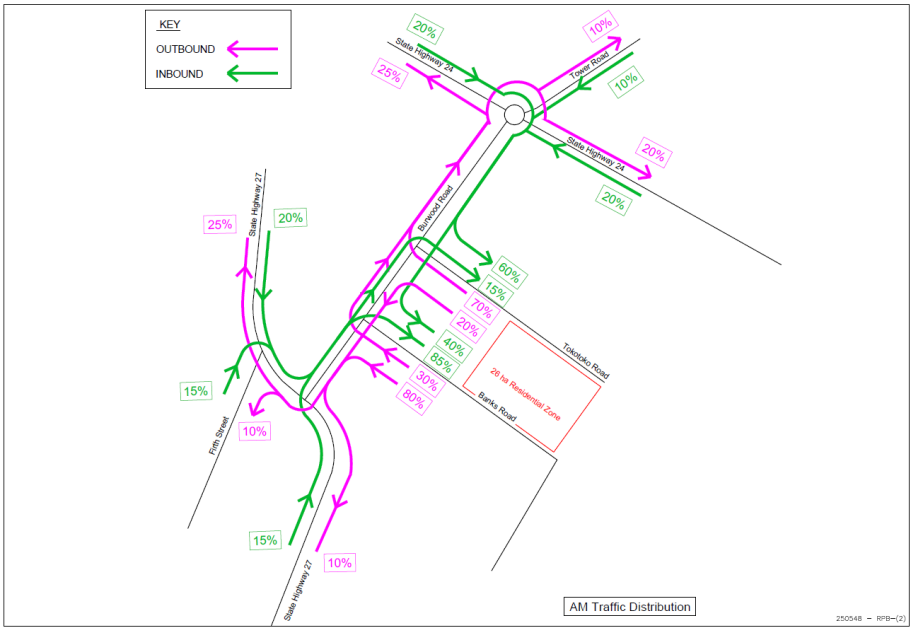


Figure 29 – Modelled AM Peak Hour Traffic Distribution

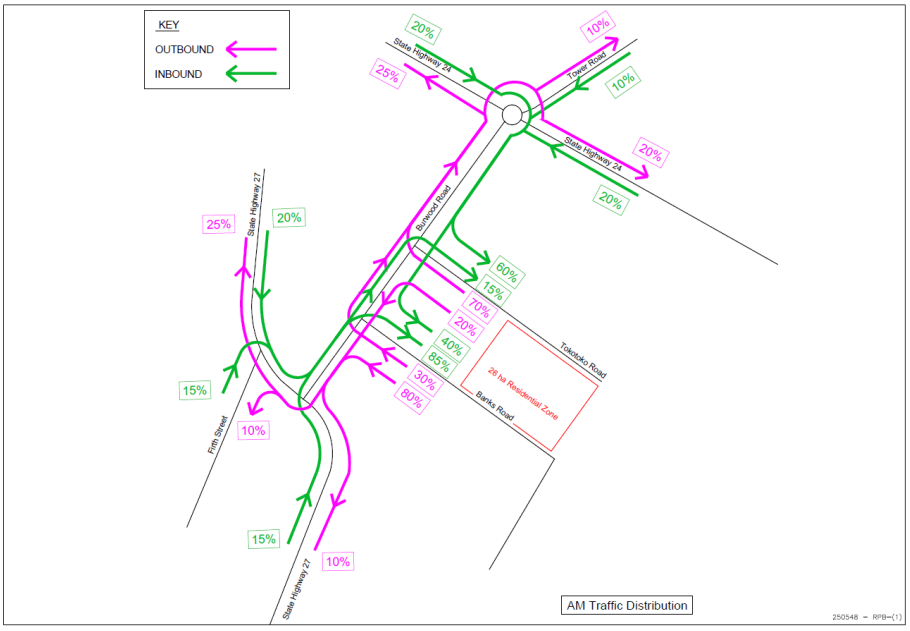


Figure 30 – Modelled PM Peak Hour Traffic Distribution

The distribution of turning movements for traffic entering and existing the proposed 26 hectares from Burwood Road has been between based on the surveyed traffic flows for Banks Road and Tokotoko Parade.

The resulting turning movements at the intersections considered as part of this assessment are shown in Attachment 1 for the 2035 design year and Attachment 2 for the 2035 design year with the Plan Change.

6.4 Effects on Intersections

For the traffic generation and traffic distribution discussed above, the following intersections have been analysed using the SIDRA Intersection software package:

- Burwood Road and Tokotoko Parade,
- Burwood Road and Banks Road,
- Burwood Road and State Highway 27, and
- Burwood Road and State Highway 24.

6.4.1 Burwood Road and Tokotoko Parade

The 2035 traffic flows for this intersection are shown in Figure 31 while the summary results of the SIDRA Intersection analysis are shown in Table 6. The detailed SIDRA Intersection results are included in Attachment 3 for the base flow and Attachment 7 for the Plan Change.



Figure 31 – Burwood Road and Tokotoko Parade Turning Movements

Table 6 – Burwood Road and Tokotoko Parade Summary SIDRA Analysis Results

Analysis Period	Model Parameter			
	Deg. Satn.	LOS	Ave. Delay	Queue Length
2035 Base Flow				
AM Peak Hour	0.138	N/A	1.7 sec	0.5 veh
PM Peak Hour	0.138	N/A	1.6 sec	0.3 veh
2035 Base Flow + Plan Change				
AM Peak Hour	0.333	N/A	2.9 sec	1.6 veh
PM Peak Hour	0.185	N/A	2.5 sec	0.7 veh

The SIDRA analysis results indicate that the intersection will operate well within its practical capacity in 2035.

6.4.2 Burwood Road and Banks Road

The 2035 traffic flows for this intersection are shown in Figure 32 while the summary results of the SIDRA Intersection analysis are shown in Table 7. The detailed SIDRA Intersection results are included in Attachment 4 for the base flow and Attachment 8 for the Plan Change.

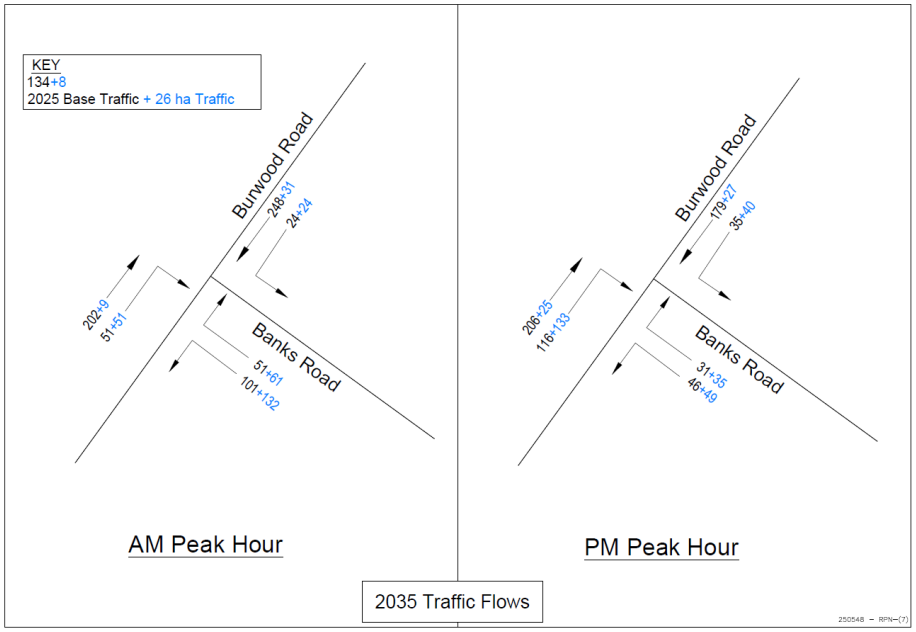


Figure 32 – Burwood Road and Banks Road Turning Movements

Table 7 – Burwood Road and Banks Road Summary SIDRA Analysis Results

Analysis Period	Model Parameter			
	Deg. Satn.	LOS	Ave. Delay	Queue Length
2035 Base Flow				
AM Peak Hour	0.112	N/A	2.0 sec	0.4 veh
PM Peak Hour	0.109	N/A	1.9 sec	0.4 veh
2035 Base Flow + Plan Change				
AM Peak Hour	0.244	N/A	3.2 sec	1.0 veh
PM Peak Hour	0.230	N/A	3.1 sec	1.0 veh

The SIDRA analysis results indicate that the intersection will operate well within its practical capacity in 2035.

6.4.3 Burwood Road and State Highway 27

The 2035 traffic flows for this intersection are shown in Figure 33 while the summary results of the SIDRA Intersection analysis are shown in Table 8. The detailed SIDRA Intersection results are included in Attachment 5 for the base flow and Attachment 9 for the Plan Change.

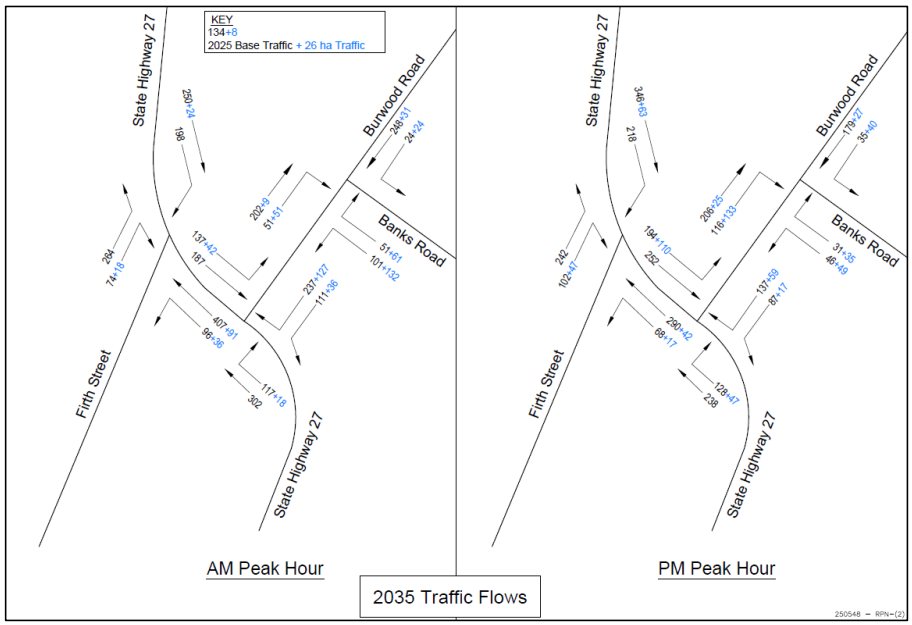


Figure 33 – Burwood Road and State Highway 27 Turning Movements

Table 8 – Burwood Road and State Highway 27 Summary SIDRA Analysis Results

Analysis Period	Model Parameter			
	Deg. Satn.	LOS	Ave. Delay	Queue Length
2035 Base Flow				
AM Peak Hour	0.488	N/A	5.8 sec	2.7 veh
PM Peak Hour	0.301	N/A	4.9 sec	1.3 veh
2035 Base Flow + Plan Change				
AM Peak Hour	0.786	N/A	8.8 sec	7.2 veh
PM Peak Hour	0.498	N/A	6.4 sec	2.6 veh

The SIDRA analysis results indicate that the intersection will operate well within its practical capacity in 2035.

The SIDRA analysis indicates that with the Proposed Plan Change traffic in place that queuing during the AM peak period is likely to extend back from the State Highway 27

intersection to a point north of the Banks Road intersection. To ensure that the intersection of Banks Road and Burwood Road continue to operate appropriately, marking a "Keep Clear" area on Burwood Road is recommended as shown in Figure 34.

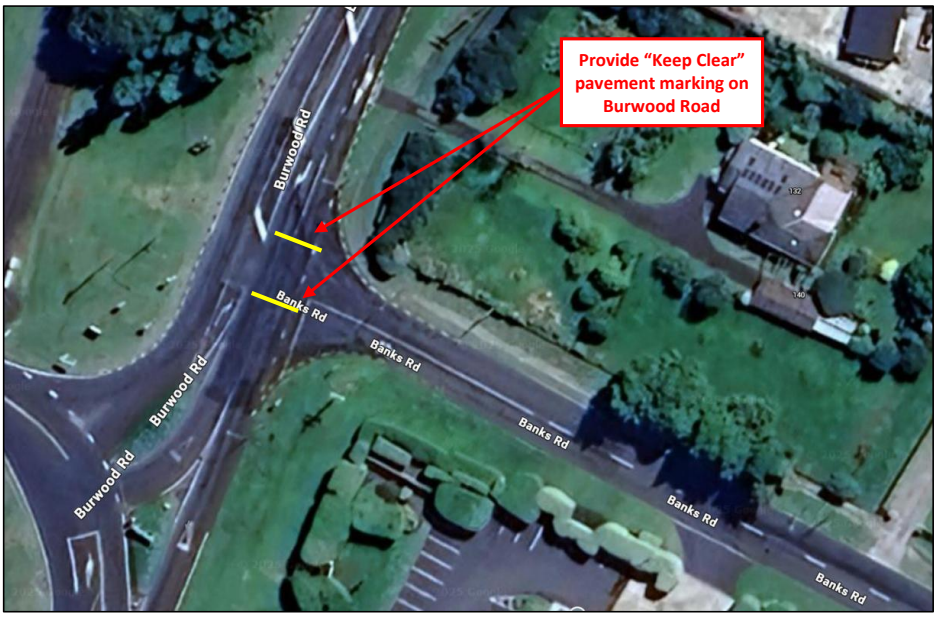


Figure 34 – Possible "Keep Clear" Marking on Burwood Road

6.4.4 Burwood Road and State Highway 24

The 2035 traffic flows for this intersection are shown in Figure 35 while the summary results of the SIDRA Intersection analysis are shown in Table 9. The detailed SIDRA Intersection results are included in Attachment 6 for the base flow and Attachment 10 for the Plan Change.

The SIDRA analysis results indicate that the intersection will operate well within its practical capacity in 2035. During the AM Peak Hour, queues of around 10 vehicles are likely to form on the Burwood Road approach to the roundabout with drivers experiencing an average delay of around 14 seconds.



Figure 35 – Burwood Road and State Highway 24 Turning Movements

Table 9 – Burwood Road and State Highway 24 Summary SIDRA Analysis Results

Analysis Period	Model Parameter			
	Deg. Satn.	LOS	Ave. Delay	Queue Length
2035 Base Flow				
AM Peak Hour	0.521	A	6.7 sec	4.4 veh
PM Peak Hour	0.560	A	6.2 sec	4.7 veh
2035 Base Flow + Plan Change				
AM Peak Hour	0.748	A	9.5 sec	10.1 veh
PM Peak Hour	0.673	A	8.2 sec	7.5 veh

6.5 Banks Road Upgrade

The western portion of Banks Road was upgraded as part of the residential development under the Banks Road Structure Plan and has an existing kerb to kerb carriageway width of 7.8 metres, providing two-way traffic flow together with unrestricted on-street parking as shown in Figure 36. A footpath has been provided on the northern side of the road.



Figure 36 – Banks Road (western end) Cross Section

The eastern portion of Banks Road currently has a rural carriageway width of some 6 metres and wide grassed berms. In the long term the eastern portion of Banks Road will require upgrading to provide kerbing and a footpath on the northern residential side, while the rural southern side can retain its rural profile and grassed berms.

The proposed road cross section for Banks Road is shown in Figure 37 with an 8 metre kerb to kerb carriageway width indicated.

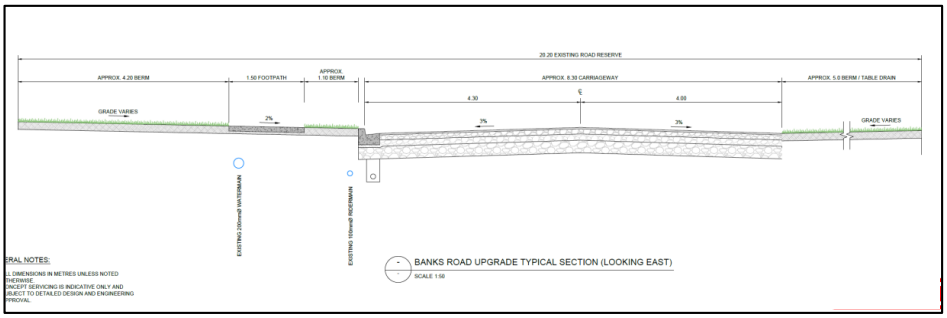


Figure 37 – Proposed Banks Road Cross Section

The current sealed width of Banks Road in the vicinity of the Plan Change site is 5.8 metres. The future state would see this increase by about 2.2 metres to the 8 metres indicated. The kerb and channel on the northern side would align with the kerb and channel currently in place.

The Plan Change site has a frontage of about 600 metres from where the current kerb and channel and footpath terminate on the northern side of Banks Road to the eastern end of the Plan Change site. This length would need to be upgraded over time as urban development occurs within and along the Banks Road frontage. In such situations, the particular road frontage is usually progressively upgraded as the development enabled by the Plan Change progresses along the frontage.

The proposed provisions of the Plan Change include changes to 9.4.1 – Transport Connections to include the following aspect related to Banks Road:

c) Banks Road must be upgraded to meet the standards below and otherwise the standards of the MPDC Development Manual when the first collector road is connected to it or prior to subdivision of any residential lots with frontage to Banks Road (whichever comes first).

- Carriageway width and line marking, and kerb and channel, footpath and street lighting all on the northern side of the road only, to match the existing standard of Banks Road to the west of the Structure Plan area.

The outcome of the above provisions would be that the northern side of Banks Road is upgraded to the road cross section shown in Figure 37 once either the properties along the frontage are developed or the first Collector Road connection occurs to Banks Road. This ensures that Banks Road is upgraded at an appropriate time as development occurs within the Plan Change area.

6.6 Summary of Traffic Generation Effects

The analysis for the additional traffic generated in the 2035 design year for the 26-hectare residential zoning indicates that all four intersections considered as part of this assessment continue to operate within their overall capacities. While average vehicle delays do increase for some traffic movements, the level of additional delay incurred by motorists is not significant in the context of a journey between two locations within Matamata or as part of a longer journey through and beyond the Matamata urban area.

6.7 Walking and Cycling Effects

The development of the 26 hectare site for residential purposes will generate additional walking and cycling demands in this location. Origins and destinations for these trips will vary.

Based on 440 dwellings and using an 18% mode share for active transport, the approximate number of additional walking and cycling trips on a daily basis would be in the order of 800 walking and cycling trips per day with peak hour walking and cycling trips of about 90 trips per hour.

The local residential area provides a very walkable and cycling friendly environment given the flat terrain and the various street connections to the west of Burwood Road that afford a good level of permeability between the 26 hectare site and the activities in the general vicinity of Matamata Town Centre.

Tokotoko Parade provides an appropriate pedestrian and cycle connection from the Plan Change area to Burwood Road, and then to the pedestrian and cycle connections on Burwood Road that provides access to the remainder of Matamata.

As urban development extends along the northern side of Banks Road, appropriate pedestrian facilities will be provided similar to that shown in Figure 9. These facilities connect with the footpath provided on the eastern side of Burwood Road and to the wider pedestrian network in this part of Matamata.

As such, the plan change area can be appropriately integrated with the wider cycling and pedestrian network in Matamata without the need to carry out any specific upgrades via:

- shared paths along both sides of the Collector Roads,
- low speed local roads.

There is a constraint on fuller permeability insofar as the Kinleith Branch rail line that effectively separates the eastern and western sides of Matamata. Following a fatality whereby someone walking across the rail line was hit by a train, measures are being put in place to improve and enhance pedestrian connections across the rail line.

These measures will improve connectivity to the western side of Matamata from the eastern side.

With both Matamata Intermediate School and Matamata College located on the western side of the rail line, there is likely to be some demand for walking and cycling generated between the 26 hectare site and these two locations.

Matamata College, Matamata Intermediate, and Firth Primary School are all located on the western side of the rail line running north-south through Matamata as shown in Figure 38.

Currently there are two designated rail pedestrian crossing points in Matamata with one being along State Highway 24 serving Broadway and the northern part of Matamata and one on Tainui Street serving the central part of Matamata. While there is a rail level crossing at State Highway 27 (near Burwood Road), there are currently no pedestrian facilities.

Land on either side of the rail line is owned by KiwiRail, with Firth Street (State Highway 27) located immediately to the west of the rail line and controlled by the New Zealand Transport Agency.

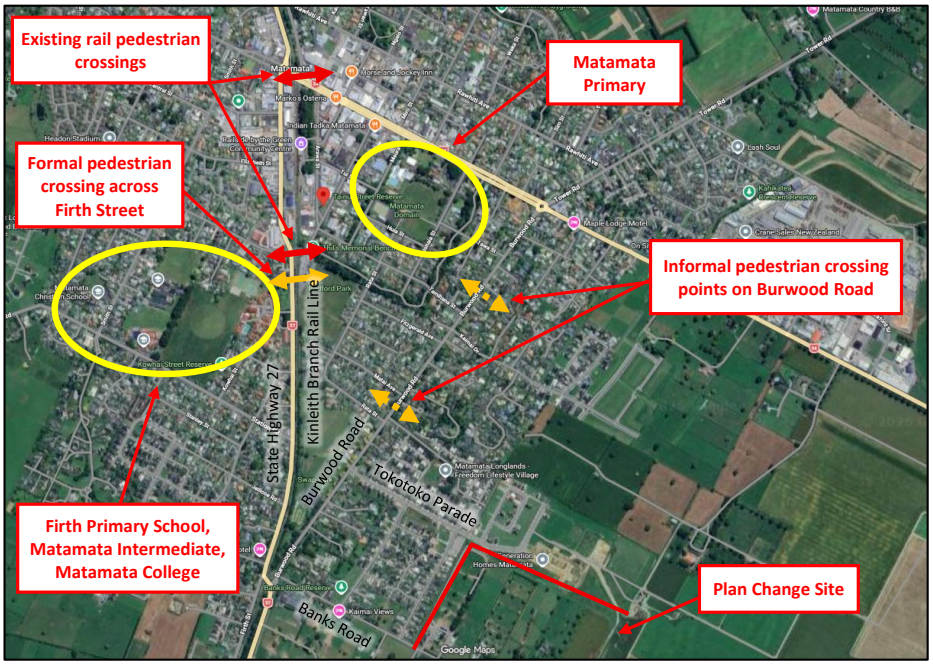


Figure 38 – School Pedestrian Routes

Two other schools, Matamata Primary and St Joesph's Catholic School, are located to the north of the Plan Change site and on the eastern side of the rail line. Pedestrian access to these schools is initially via footpaths and shared paths on Burwood Road. Central pedestrian refuge islands are provided on Burwood Road at:

- between Rata Street and Koromiko Place, and
- Tamihana Street and Rowan Place.

A new shared path was constructed on the eastern side of Burwood Road in 2025, between Rowan Place and Tamihana Street and connecting to the central median crossing adjacent to Rowan Place as shown in Figure 39.

As land on the south-east periphery of the current Matamata urban area is developed, it will be necessary to provide an improved level of pedestrian / cycling connectivity between the eastern and western sides of Matamata across the current rail line. This would require the provision of a third pedestrian crossing point across the rail line to the south of the current one on Tainui Street.

Given potential origins and destinations and the identification of a suitable location across the rail line, a route that traversed between the end of Tokotoko Parade, across Swap Park and crossed State Highway 27 in the general vicinity of Station Road as shown in Figure 40.



Figure 39 – Burwood Road Shared Crossing Point

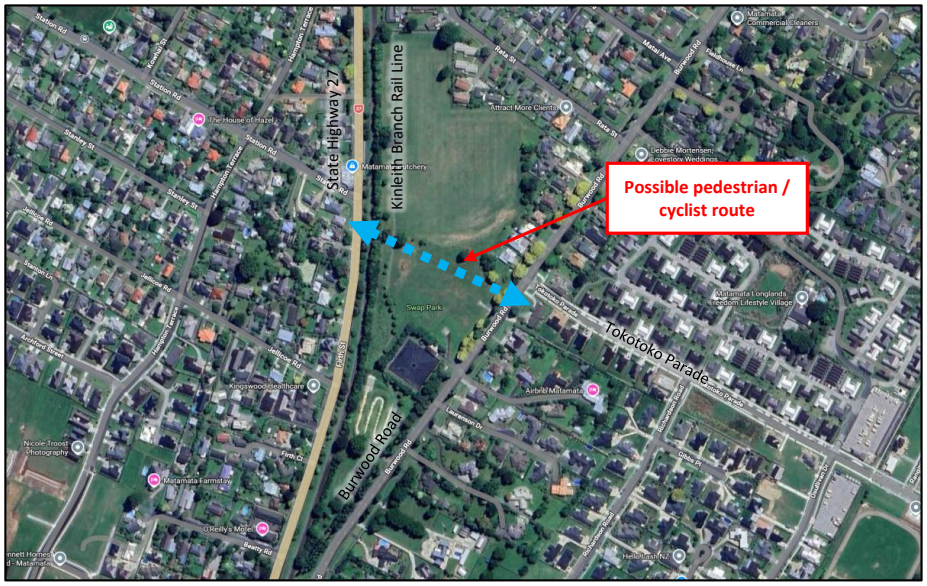


Figure 40 – Possible Pedestrian / Cyclist Route Across Rail Line

The provision of a third pedestrian / cycling crossing location across the rail line needs to be considered as part of the wider walking and cycling infrastructure within the south-east area of Matamata and the associated strategy by the Matamata-Piako District Council to work with Kiwi Rail to establish such a connection.

It is not within the gambit of a private landowner to determine an appropriate location noting that such a connection could be funded through Development Contributions paid as the Plan Change area and other land in Matamata develops in the future.

Given the above, the outcomes anticipated through the transport infrastructure to be provided within the Plan Change area is considered to be consistent with that required to support and enhance walking and cycling within the and beyond the Plan Change area noting the wider requirements to establish a third pedestrian / cycling connection across the Kinleith Branch rail Line.

7.0 CONSULTATION

A draft version of this Integrated Transport Assessment was provided to the New Zealand Transport Agency. Their emailed response is indicated below confirming they have no comments on the Integrated Transport Assessment and that they agree with the conclusions reached:

Kia ora Bryce,

Thanks for your email and apologies for the delay in getting back to you.

I have received comments back from the network and safety team and they have no comments regarding the ITA. The team agree with the conclusion of the ITA. Did you have an AEE for the proposal? Did you receive any feedback from MPDC?

Kind regards,

Tayla Cowper (she/her)
Intermediate Planner – Waikato/Bay of Plenty

Poutiaki Taiao | Environmental Planning
Email: tayla.cowper@nzta.govt.nz
Phone: 07 834 4684

Waka Kotahi NZ Transport Agency
Hamilton, Level 1, Deloitte Building, 24 Anzac Parade
PO Box 973, Waikato Mail Centre, Hamilton 3240, New Zealand
WAKA KOTAHI NZ TRANSPORT AGENCY www.nzta.govt.nz

8.0 CONCLUSIONS

Based on the analyses described in this report, the following conclusions can be made in respect of the rezoning of the 26-hectare land to Residential zone:

- The traffic generation potential of the 26 hectares of rezoned land is anticipated to be in the order of 4,400 traffic movements per day with commuter peak hour traffic generation of about 485 traffic movements per hour.

- The analysis for the additional traffic generated in the 2035 design for the 26 hectare residential zoning indicates that all four intersections considered as part of this assessment continue to operate within their overall capacities. While average vehicle delays do increase for some traffic movements, the level of additional delay incurred by motorists is not significant in the context of a journey between two locations within Matamata or as part of a longer journey through and beyond the Matamata urban area.

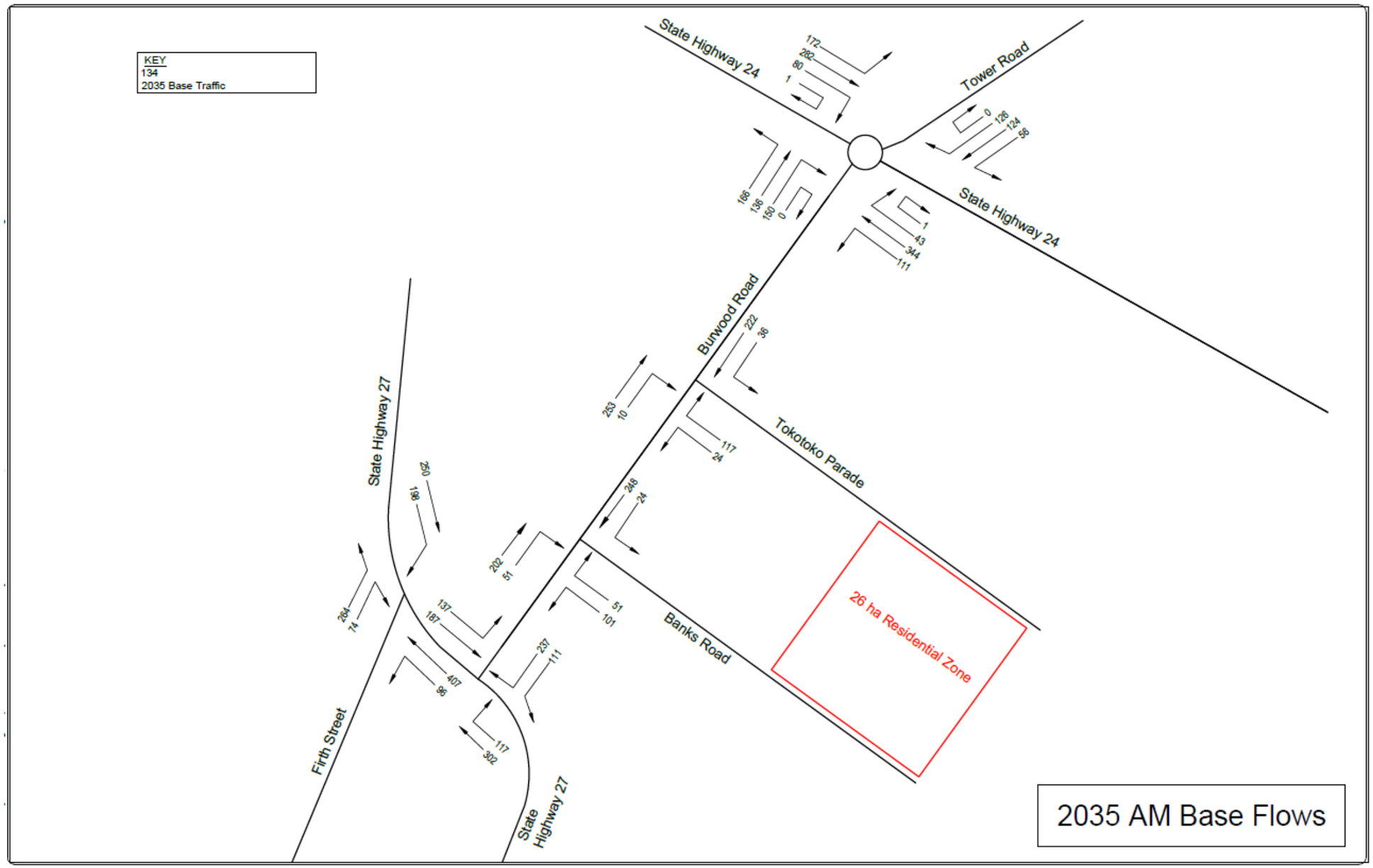
- The proposed road widths at 20 metres for the Collector Roads and 17 to 18 metres for the Local Roads are appropriate for the residential activity anticipated and allow for a range of modes of transport to be catered for within the anticipated road cross sections.

- The outcomes anticipated through the transport infrastructure to be provided within the Plan Change area is considered to be consistent with that required to support and enhance walking and cycling within the and beyond the Plan Change area.

- The New Zealand Transport Agency concur with the above conclusions for the Proposed Private Plan Change.

ATTACHMENT 1

2035 Turning Movements – Base Flow



Rev	Revisions	By	Date

TPC TRAFFIC PLANNING CONSULTANTS LTD
Level 1, 400 Titirangi Rd, Titirangi, P.O Box 60-255, Auckland 0604
Phone: 09 817-2500 www.trafficplanning.co.nz

Project Title: Proposed Development
Banks Road, Matamata

Sheet Title: Traffic Flows

Designed	IY	Drawn	IY	Project No - (Sheet No)		Scales	NTS (A3)
Checked	BH	Approved	BH	250548 - RPC - (1)		Date	23.04.26

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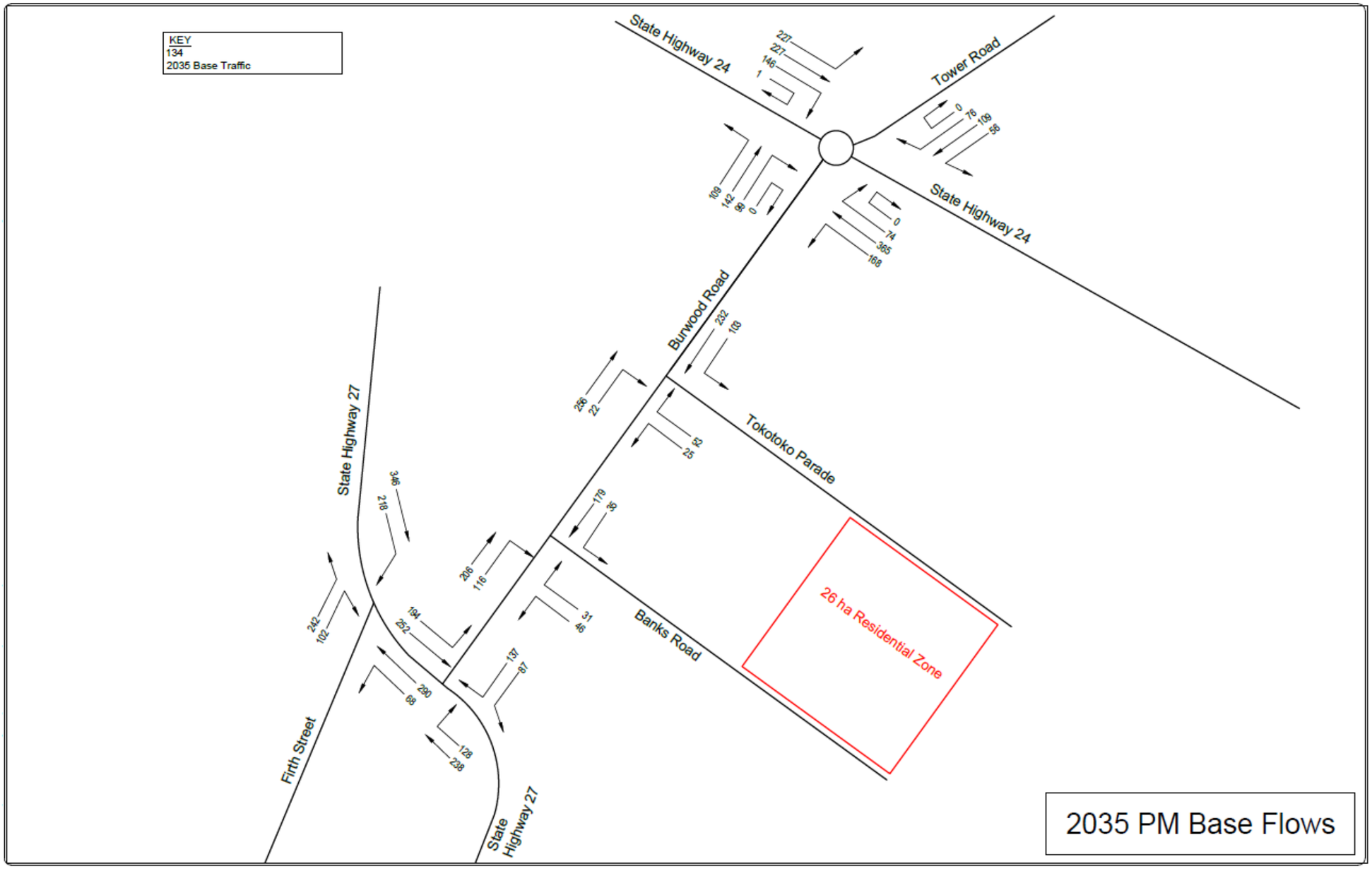

Rev	Revisions	By	Date

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Phone: 09 817-2500 www.trafficplanning.co.nz

Project Title: Proposed Development, Banks Road, Matamata

Sheet Title: Traffic Flows

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Checked	BH	Approved	BH	250548 - RPC - (2)		Date	24.04.26

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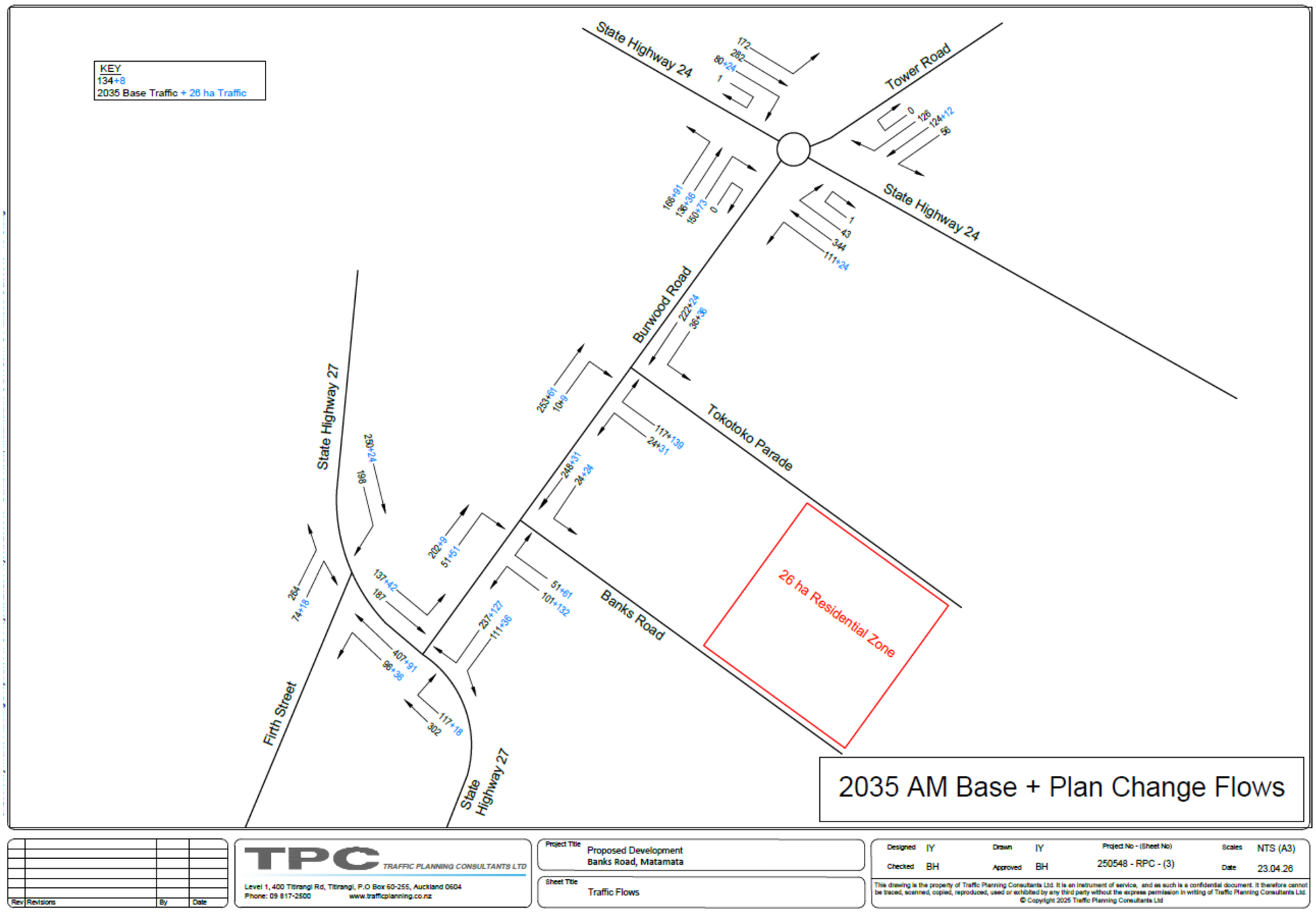
ATTACHMENT 2

2035 Turning Movements – Base Flow + Proposed Plan Change


KEY
134+8
2035 Base Traffic + 26 ha Traffic
State Highway 24
Tower Road
State Highway 24
Burwood Road
Tokotoko Parade
State Highway 27
Banks Road
Firth Street
State Highway 27
26 ha Residential Zone
172
282
80+24
1
0
128
124+12
58
166+91
138+36
150+73
0
1
43
344
111+24
222+24
36+36
253+61
10+9
117+139
24+31
248+31
24+24
250+2
198
202+9
51+51
137+42
187
264
74+18
51+61
101+132
237+127
111+36
407+191
98+36
117+18
302
2035 AM Base + Plan Change Flows
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Proposed Development
Banks Road, Matamata
Sheet Title
Traffic Flows
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Checked BH Approved BH Date 23.04.26
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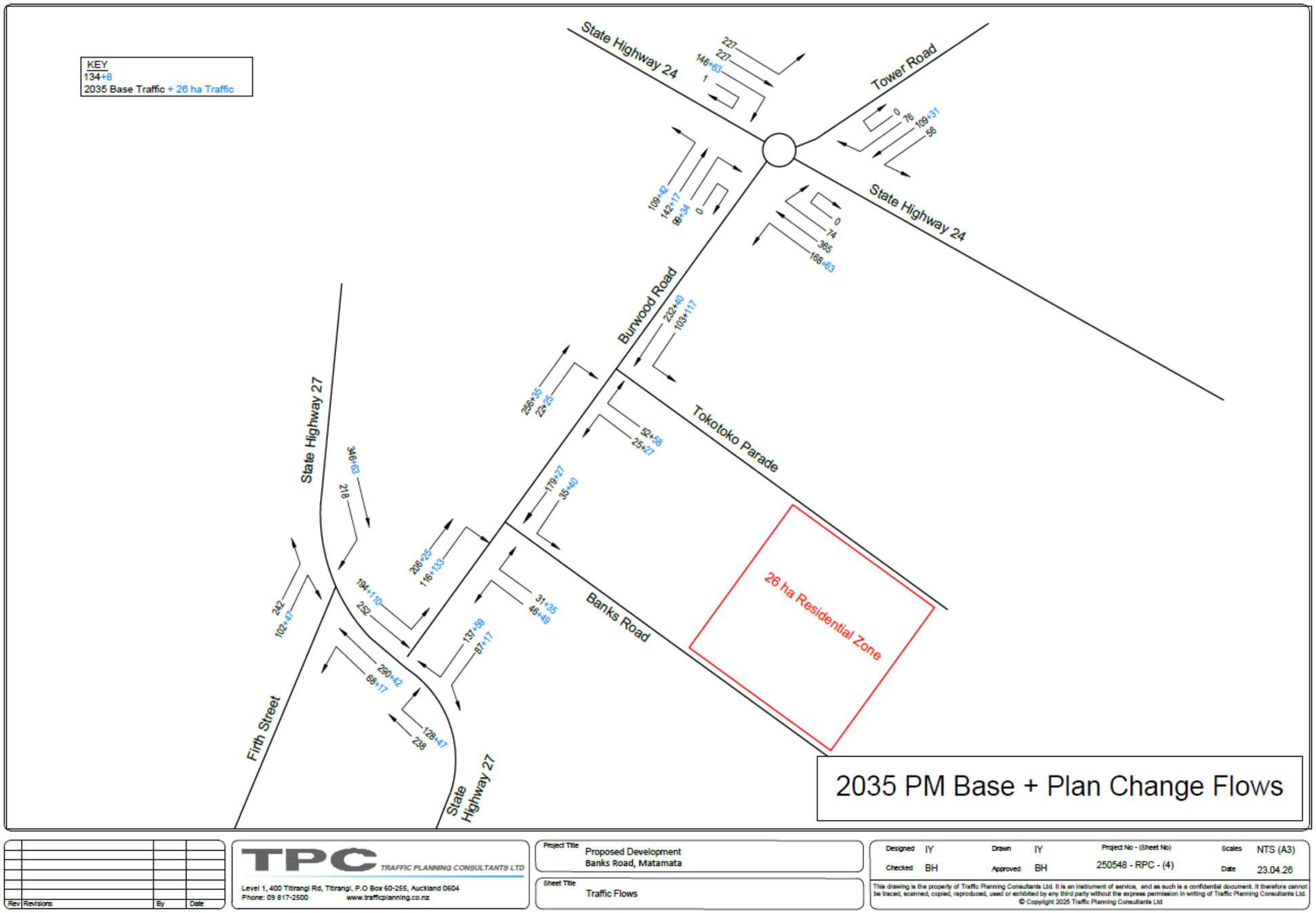
KEY
134+8
2035 Base Traffic + 26 ha Traffic
State Highway 24
Tower Road
State Highway 24
Burwood Road
Tokotoko Parade
State Highway 27
Banks Road
Firth Street
State Highway 27
26 ha Residential Zone
227
227
146+63
1
0
76
109+31
56
109+42
142+17
66+34
0
0
74
365
168+63
232+40
103+117
256+35
22+25
52+58
25+27
179+27
35+40
346+63
218
208+25
116+133
194+110
252
242
102+41
31+35
46+49
137+69
67+17
290+42
68+17
128+47
238
2035 PM Base + Plan Change Flows
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Project Title
Proposed Development
Banks Road, Matamata
Sheet Title
Traffic Flows
Designed IY
Drawn IY
Project No - (Sheet No) 250548 - RPC - (4)
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Checked BH
Approved BH
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ATTACHMENT 3

SIDRA Intersection Analysis Results – 2035 Base Flows – Burwood Road and Tokotoko Parade

Burwood Road and Tokotoko Road – 2035 – AM Peak

LANE SUMMARY

Site: 102 [Bur-Toko - 2035 AM + consented (Site Folder: Burwood Road - Tokotoko Parade)]

Output produced by SIDRA INTERSECTION Version: 9.1.6.228

Bur-Toko - 8:00-9:00am - 2035 + consented flows
Site Category: (None)
Give-Way (Two-Way)

Lane Use and Performance

	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Cap. veh/h	Deg. Satn v/c	Lane Util. %	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh	Dist] m	Lane Config	Lane Length m	Cap. Adj. %	Prob. Block. %
South: Burwood Road															
Lane 1	253	8.7	253	8.7	1846	0.137	100	0.0	LOS A	0.0	0.0	Full	500	0.0	0.0
Lane 2	10	0.0	10	0.0	1105	0.009	100	5.6	LOS A	0.0	0.2	Full	500	0.0	0.0
Approach	263	8.4	263	8.4		0.137		0.3	NA	0.0	0.2				
East: Tokotoko Parade															
Lane 1	141	0.0	141	0.0	1022	0.138	100	6.3	LOS A	0.5	3.6	Full	500	0.0	0.0
Approach	141	0.0	141	0.0		0.138		6.3	LOS A	0.5	3.6				
North: Burwood Road															
Lane 1	36	5.6	36	5.6	1786	0.020	100	4.6	LOS A	0.0	0.0	Full	500	0.0	0.0
Lane 2	222	8.1	222	8.1	1852	0.120	100	0.0	LOS A	0.0	0.0	Full	500	0.0	0.0
Approach	258	7.8	258	7.8		0.120		0.7	NA	0.0	0.0				
All Vehicles	662	6.3	662	6.3		0.138		1.7	NA	0.5	3.6				

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Options tab).
Lane LOS values are based on average delay per lane.
Minor Road Approach LOS values are based on average delay for all lanes.
NA (TWSC): Level of Service is not defined for major road approaches or the intersection as a whole for Two-Way Sign Control (HCM LOS rule).
Two-Way Sign Control Capacity Model: SIDRA Standard.
Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).
Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Gap.
Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.
Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

Burwood Road and Tokotoko Road – 2035 – PM Peak

LANE SUMMARY

▽ Site: 102 [Bur-Toko - 2035 PM + consented (Site Folder: Burwood Road - Tokotoko Parade)]

Output produced by SIDRA INTERSECTION Version: 9.1.6.228

Bur-Toko - 4:30-5:30pm - 2035 + consented flows
Site Category: (None)
Give-Way (Two-Way)

Lane Use and Performance

	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Cap. veh/h	Deg. Satn v/c	Lane Util. %	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh	Dist] m	Lane Config	Lane Length m	Cap. Adj. %	Prob. Block. %
South: Burwood Road															
Lane 1	256	7.8	256	7.8	1856	0.138	100	0.0	LOS A	0.0	0.0	Full	500	0.0	0.0
Lane 2	22	0.0	22	0.0	1026	0.021	100	5.9	LOS A	0.1	0.6	Full	500	0.0	0.0
Approach	278	7.2	278	7.2		0.138		0.5	NA	0.1	0.6				
East: Tokotoko Parade															
Lane 1	77	0.0	77	0.0	996	0.077	100	6.2	LOS A	0.3	1.9	Full	500	0.0	0.0
Approach	77	0.0	77	0.0		0.077		6.2	LOS A	0.3	1.9				
North: Burwood Road															
Lane 1	103	0.0	103	0.0	1857	0.055	100	4.6	LOS A	0.0	0.0	Full	500	0.0	0.0
Lane 2	232	3.4	232	3.4	1907	0.122	100	0.0	LOS A	0.0	0.0	Full	500	0.0	0.0
Approach	335	2.4	335	2.4		0.122		1.4	NA	0.0	0.0				
All Vehicles	690	4.1	690	4.1		0.138		1.6	NA	0.3	1.9				

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Options tab).
Lane LOS values are based on average delay per lane.
Minor Road Approach LOS values are based on average delay for all lanes.
NA (TWSC): Level of Service is not defined for major road approaches or the intersection as a whole for Two-Way Sign Control (HCM LOS rule).
Two-Way Sign Control Capacity Model: SIDRA Standard.
Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).
Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Gap.
Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.
Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

ATTACHMENT 4

SIDRA Intersection Analysis Results – 2035 Base Flows – Burwood Road and Banks Road

Burwood Road and Banks Road – 2035 – AM Peak

LANE SUMMARY

Site: 103 [Bur-Banks - 2023 AM - consented (Site Folder: Burwood Road - Banks Road)]

Output produced by SIDRA INTERSECTION Version: 9.1.6.228

Bur-Banks - 8:00-9:00am - 2035 + consented flows
Site Category: (None)
Give-Way (Two-Way)

Lane Use and Performance

	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Cap. veh/h	Deg. Satn v/c	Lane Util. %	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh	Dist] m	Lane Config	Lane Length m	Cap. Adj. %	Prob. Block. %
South: Burwood Road															
Lane 1	202	11.9	202	11.9	1810	0.112	100	0.0	LOS A	0.0	0.0	Full	40	0.0	0.0
Lane 2	51	7.8	51	7.8	1032	0.049	100	4.7	LOS A	0.2	1.4	Short	15	0.0	NA
Approach	253	11.1	253	11.1		0.112		0.9	NA	0.2	1.4				
East: Banks Road															
Lane 1	101	5.9	101	5.9	1209	0.084	100	4.9	LOS A	0.3	2.3	Short	9	0.0	NA
Lane 2	51	2.0	51	2.0	529	0.096	100	9.4	LOS A	0.4	2.5	Full	500	0.0	0.0
Approach	152	4.6	152	4.6		0.096		6.4	LOS A	0.4	2.5				
North: Burwood Road															
Lane 1	94	8.1	94	8.1	1826	0.052	54[5]	1.2	LOS A	0.0	0.0	Short	35	0.0	NA
Lane 2	178	8.1	178	8.1	1853	0.096	100	0.0	LOS A	0.0	0.0	Full	500	0.0	0.0
Approach	272	8.1	272	8.1		0.096		0.4	NA	0.0	0.0				
All Vehicles	677	8.4	677	8.4		0.112		2.0	NA	0.4	2.5				

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Options tab).
Lane LOS values are based on average delay per lane.
Minor Road Approach LOS values are based on average delay for all lanes.
NA (TWSC): Level of Service is not defined for major road approaches or the intersection as a whole for Two-Way Sign Control (HCM LOS rule).
Two-Way Sign Control Capacity Model: SIDRA Standard.
Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).
Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Gap.
Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.
Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

5 Lane under-utilisation found by the program

Burwood Road and Banks Road – 2035 – AM Peak

LANE SUMMARY

▽ Site: 103 [Bur-Banks - 2023 PM - consented (Site Folder: Burwood Road - Banks Road)]

Output produced by SIDRA INTERSECTION Version: 9.1.6.228

Bur-Banks - 4:30-5:30pm - 2035 + consented flows
Site Category: (None)
Give-Way (Two-Way)

Lane Use and Performance

	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Cap. veh/h	Deg. Satn v/c	Lane Util. %	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh	Dist] m	Lane Config	Lane Length m	Cap. Adj. %	Prob. Block. %
South: Burwood Road															
Lane 1	206	4.9	206	4.9	1890	0.109	100	0.0	LOS A	0.0	0.0	Full	40	0.0	0.0
Lane 2	116	3.4	116	3.4	1148	0.101	100	4.3	LOS A	0.4	3.0	Short	15	0.0	NA
Approach	322	4.3	322	4.3		0.109		1.6	NA	0.4	3.0				
East: Banks Road															
Lane 1	46	0.0	46	0.0	1250	0.037	100	4.8	LOS A	0.1	0.9	Short	9	0.0	NA
Lane 2	31	0.0	31	0.0	550	0.056	100	8.9	LOS A	0.2	1.4	Full	500	0.0	0.0
Approach	77	0.0	77	0.0		0.056		6.5	LOS A	0.2	1.4				
North: Burwood Road															
Lane 1	106	0.4	106	0.4	1914	0.055	100	1.5	LOS A	0.0	0.0	Short	35	0.0	NA
Lane 2	108	0.6	108	0.6	1943	0.055	100	0.0	LOS A	0.0	0.0	Full	500	0.0	0.0
Approach	214	0.5	214	0.5		0.055		0.8	NA	0.0	0.0				
All Vehicles	613	2.4	613	2.4		0.109		1.9	NA	0.4	3.0				

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Options tab).
Lane LOS values are based on average delay per lane.
Minor Road Approach LOS values are based on average delay for all lanes.
NA (TWSC): Level of Service is not defined for major road approaches or the intersection as a whole for Two-Way Sign Control (HCM LOS rule).
Two-Way Sign Control Capacity Model: SIDRA Standard.
Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).
Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Gap.
Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.
Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

ATTACHMENT 5

SIDRA Intersection Analysis Results – 2035 Base Flows – Burwood Road and State Highway 27

Burwood Road and State Highway 27 – 2035 – AM Peak

LANE SUMMARY

Site: [500 (2)] SH27-Bur - 2035 AM + consented incl Ashb (SH 27 - Burwood Road)

Output produced by SIDRA INTERSECTION Version: 10.0.9.250

Bur-Toko - 8:00-9:00am - 2035 - consented flows incl Ashbourne Development
Site Category: (None)
Give-Way (Two-Way)
Site Scenario: 1 | Local Volumes

Lane Use and Performance

	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Cap. veh/h	Deg. Satn v/c	Lane Util. %	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh	Dist] m	Lane Config	Lane Length m	Cap. Adj. %	Prob. Block. %
South: State Highway 27															
Lane 1	302	9.3	302	9.3	1742	0.173	100	4.7	LOS A	0.0	0.0	Full	500	0.0	0.0
Lane 2	117	12.0	117	12.0	654	0.179	100	3.8	LOS A	0.8	6.2	Short	50	0.0	NA
Approach	419	10.0	419	10.0		0.179		4.5	NA	0.8	6.2				
North: Burwood Road															
Lane 1	111	10.8	111	10.8	820	0.135	100	4.3	LOS A	0.6	4.5	Full	40	0.0	0.0
Lane 2	237	1.7	237	1.7	486	0.488	100	13.0	LOS B	2.7	19.4	Short	38	0.0	NA
Approach	348	4.6	348	4.6		0.488		10.2	LOS B	2.7	19.4				
West: State Highway 27															
Lane 1	324	12.0	324	12.0	1710	0.189	100	3.0	LOS A	0.0	0.0	Full	30	0.0	0.0
Approach	324	12.0	324	12.0		0.189		3.0	NA	0.0	0.0				
All Vehicles	1091	8.9	1091	8.9		0.488		5.8	NA	2.7	19.4				

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Options tab).
Lane LOS values are based on average delay per lane.
Minor Road Approach LOS values are based on average delay for all lanes.
NA (TWSC): Level of Service is not defined for major road approaches or the intersection as a whole for Two-Way Sign Control (HCM LOS rule).
Two-Way Sign Control Capacity Model: SIDRA Standard.
Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).
Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Gap.
Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.
Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

Burwood Road and State Highway 27 – 2035 – PM Peak

LANE SUMMARY

Site: [503 (2)] SH27-Bur - 2035 PM + consented incl Ashb (SH 27 - Burwood Road)

Output produced by SIDRA INTERSECTION Version: 10.0.9.250

SH27-Bur - 4:30-5:30pm - 2035 - consented flows incl Ashbourne Development
Site Category: (None)
Give-Way (Two-Way)
Site Scenario: 1 | Local Volumes

Lane Use and Performance

	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Cap. veh/h	Deg. Satn v/c	Lane Util. %	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh	Dist] m	Lane Config	Lane Length m	Cap. Adj. %	Prob. Block. %
South: State Highway 27															
Lane 1	238	8.8	238	8.8	1747	0.136	100	4.7	LOS A	0.0	0.0	Full	500	0.0	0.0
Lane 2	128	3.9	128	3.9	564	0.227	100	5.4	LOS A	1.0	7.2	Short	50	0.0	NA
Approach	366	7.1	366	7.1		0.227		4.9	NA	1.0	7.2				
North: Burwood Road															
Lane 1	87	0.0	87	0.0	788	0.110	100	4.7	LOS A	0.5	3.3	Full	40	0.0	0.0
Lane 2	137	2.9	137	2.9	455	0.301	100	11.4	LOS B	1.3	9.3	Short	38	0.0	NA
Approach	224	1.8	224	1.8		0.301		8.8	LOS A	1.3	9.3				
West: State Highway 27															
Lane 1	446	6.5	446	6.5	1775	0.251	100	3.0	LOS A	0.0	0.0	Full	30	0.0	0.0
Approach	446	6.5	446	6.5		0.251		3.0	NA	0.0	0.0				
All Vehicles	1036	5.7	1036	5.7		0.301		4.9	NA	1.3	9.3				

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Options tab).
Lane LOS values are based on average delay per lane.
Minor Road Approach LOS values are based on average delay for all lanes.
NA (TWSC): Level of Service is not defined for major road approaches or the intersection as a whole for Two-Way Sign Control (HCM LOS rule).
Two-Way Sign Control Capacity Model: SIDRA Standard.
Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).
Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Gap.
Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.
Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

ATTACHMENT 6

SIDRA Intersection Analysis Results – 2035 Base Flows – Burwood Road and State Highway 24

Burwood Road and State Highway 24 – 2035 – AM Peak

LANE SUMMARY

Site: 101 [SH24-Bur - 2035 AM + consented (Site Folder: SH 24 RAB)]

Output produced by SIDRA INTERSECTION Version: 9.1.6.228

SH24-Bur - 8:00-9:00am - 2035 + consented flows
Site Category: (None)
Roundabout

Lane Use and Performance

	Demand Flows [Total veh/h]	HV [ ] %	Arrival Flows [Total veh/h]	HV [ ] %	Cap. veh/h	Deg. Satn v/c	Lane Util. %	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh]	Dist [ ] m	Lane Config	Lane Length m	Cap. Adj. %	Prob. Block. %
South: Burwood Road															
Lane 1[d]	452	4.4	452	4.4	868	0.521	100	8.9	LOS A	4.4	31.9	Full	500	0.0	0.0
Approach	452	4.4	452	4.4		0.521		8.9	LOS A	4.4	31.9				
East: State Highway 24															
Lane 1[d]	499	15.6	499	15.6	981	0.509	100	5.6	LOS A	3.8	30.4	Full	500	0.0	0.0
Approach	499	15.6	499	15.6		0.509		5.6	LOS A	3.8	30.4				
North: Tower Road															
Lane 1	56	8.9	56	8.9	710	0.079	100	6.3	LOS A	0.4	3.2	Short (P)	15	0.0	NA
Lane 2[d]	250	3.6	250	3.6	1116	0.224	100	7.2	LOS A	1.5	11.0	Full	500	0.0	0.0
Approach	306	4.6	306	4.6		0.224		7.1	LOS A	1.5	11.0				
West: State Highway 24															
Lane 1[d]	518	7.5	518	7.5	1014	0.511	100	5.7	LOS A	4.0	30.1	Full	500	0.0	0.0
Approach	518	7.5	518	7.5		0.511		5.7	LOS A	4.0	30.1				
All Vehicles	1775	8.5	1775	8.5		0.521		6.7	LOS A	4.4	31.9				

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Options tab).
Roundabout LOS Method: SIDRA Roundabout LOS.
Lane LOS values are based on average delay per lane.
Intersection and Approach LOS values are based on average delay for all lanes.
Roundabout Capacity Model: SIDRA Standard.
Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).
Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Gap.
Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.
Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

d Dominant lane on roundabout approach

Burwood Road and State Highway 24 – 2035 – PM Peak

LANE SUMMARY

Site: 101 [SH24-Bur - 2035 PM + consented (Site Folder: SH 24 RAB)]

Output produced by SIDRA INTERSECTION Version: 9.1.6.228

SH24-Bur - 4:30-5:30pm - 2035 + consented flows
Site Category: (None)
Roundabout

Lane Use and Performance

	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Cap. veh/h	Deg. Satn v/c	Lane Util. %	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh	Dist] m	Lane Config	Lane Length m	Cap. Adj. %	Prob. Block. %
South: Burwood Road															
Lane 1[d]	350	4.3	350	4.3	877	0.399	100	7.3	LOS A	2.8	20.5	Full	500	0.0	0.0
Approach	350	4.3	350	4.3		0.399		7.3	LOS A	2.8	20.5				
East: State Highway 24															
Lane 1[d]	608	4.3	608	4.3	1085	0.560	100	5.7	LOS A	4.6	33.6	Full	500	0.0	0.0
Approach	608	4.3	608	4.3		0.560		5.7	LOS A	4.6	33.6				
North: Tower Road															
Lane 1	56	0.0	56	0.0	822	0.068	100	5.4	LOS A	0.4	2.7	Short (P)	15	0.0	NA
Lane 2[d]	185	0.5	185	0.5	1176	0.157	100	6.3	LOS A	1.0	7.3	Full	500	0.0	0.0
Approach	241	0.4	241	0.4		0.157		6.1	LOS A	1.0	7.3				
West: State Highway 24															
Lane 1[d]	601	3.5	601	3.5	1079	0.557	100	6.2	LOS A	4.7	34.0	Full	500	0.0	0.0
Approach	601	3.5	601	3.5		0.557		6.2	LOS A	4.7	34.0				
All Vehicles	1800	3.5	1800	3.5		0.560		6.2	LOS A	4.7	34.0				

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Options tab).
Roundabout LOS Method: SIDRA Roundabout LOS.
Lane LOS values are based on average delay per lane.
Intersection and Approach LOS values are based on average delay for all lanes.
Roundabout Capacity Model: SIDRA Standard.
Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).
Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Gap.
Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.
Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

d Dominant lane on roundabout approach

ATTACHMENT 7

SIDRA Intersection Analysis Results – 2035 Base Flows + Plan Change – Burwood Road and Tokotoko Parade

Burwood Road and Tokotoko Parade – 2035 + PC – AM Peak

LANE SUMMARY

▽ Site: 102 [Bur-Toko - 2035 AM + consented + PC (Site Folder: Burwood Road - Tokotoko Parade)]

Output produced by SIDRA INTERSECTION Version: 9.1.6.228

Bur-Toko - 8:00-9:00am - 2035 + consented flows + Plan Change
Site Category: (None)
Give-Way (Two-Way)

Lane Use and Performance

	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Cap. veh/h	Deg. Satn v/c	Lane Util. %	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh	Dist] m	Lane Config	Lane Length m	Cap. Adj. %	Prob. Block. %
South: Burwood Road															
Lane 1	314	7.0	314	7.0	1865	0.168	100	0.1	LOS A	0.0	0.0	Full	500	0.0	0.0
Lane 2	19	0.0	19	0.0	1037	0.018	100	5.9	LOS A	0.1	0.5	Full	500	0.0	0.0
Approach	333	6.6	333	6.6		0.168		0.4	NA	0.1	0.5				
East: Tokotoko Parade															
Lane 1	310	0.0	310	0.0	930	0.333	100	7.4	LOS A	1.6	11.0	Full	500	0.0	0.0
Approach	310	0.0	310	0.0		0.333		7.4	LOS A	1.6	11.0				
North: Burwood Road															
Lane 1	72	2.8	72	2.8	1821	0.040	100	4.6	LOS A	0.0	0.0	Full	500	0.0	0.0
Lane 2	246	7.3	246	7.3	1861	0.132	100	0.0	LOS A	0.0	0.0	Full	500	0.0	0.0
Approach	318	6.3	318	6.3		0.132		1.1	NA	0.0	0.0				
All Vehicles	961	4.4	961	4.4		0.333		2.9	NA	1.6	11.0				

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Options tab).
Lane LOS values are based on average delay per lane.
Minor Road Approach LOS values are based on average delay for all lanes.
NA (TWSC): Level of Service is not defined for major road approaches or the intersection as a whole for Two-Way Sign Control (HCM LOS rule).
Two-Way Sign Control Capacity Model: SIDRA Standard.
Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).
Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Gap.
Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.
Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

Burwood Road and Tokotoko Parade – 2035 + PC – PM Peak

LANE SUMMARY

Site: 102 [Bur-Toko - 2035 PM + consented (Site Folder: Burwood Road - Tokotoko Parade)]

Output produced by SIDRA INTERSECTION Version: 9.1.6.228

Bur-Toko - 4:30-5:30pm - 2035 + consented flows
Site Category: (None)
Give-Way (Two-Way)

Lane Use and Performance

	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Cap. veh/h	Deg. Satn v/c	Lane Util. %	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh	Dist] m	Lane Config	Lane Length m	Cap. Adj. %	Prob. Block. %
South: Burwood Road															
Lane 1	256	7.8	256	7.8	1856	0.138	100	0.0	LOS A	0.0	0.0	Full	500	0.0	0.0
Lane 2	22	0.0	22	0.0	1026	0.021	100	5.9	LOS A	0.1	0.6	Full	500	0.0	0.0
Approach	278	7.2	278	7.2		0.138		0.5	NA	0.1	0.6				
East: Tokotoko Parade															
Lane 1	77	0.0	77	0.0	996	0.077	100	6.2	LOS A	0.3	1.9	Full	500	0.0	0.0
Approach	77	0.0	77	0.0		0.077		6.2	LOS A	0.3	1.9				
North: Burwood Road															
Lane 1	103	0.0	103	0.0	1857	0.055	100	4.6	LOS A	0.0	0.0	Full	500	0.0	0.0
Lane 2	232	3.4	232	3.4	1907	0.122	100	0.0	LOS A	0.0	0.0	Full	500	0.0	0.0
Approach	335	2.4	335	2.4		0.122		1.4	NA	0.0	0.0				
All Vehicles	690	4.1	690	4.1		0.138		1.6	NA	0.3	1.9				

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Options tab).
Lane LOS values are based on average delay per lane.
Minor Road Approach LOS values are based on average delay for all lanes.
NA (TWSC): Level of Service is not defined for major road approaches or the intersection as a whole for Two-Way Sign Control (HCM LOS rule).
Two-Way Sign Control Capacity Model: SIDRA Standard.
Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).
Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Gap.
Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.
Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

ATTACHMENT 8

SIDRA Intersection Analysis Results – 2035 Base Flows + Plan Change – Burwood Road and Banks Road

Burwood Road and Banks Road – 2035 + PC – AM Peak

LANE SUMMARY

Site: 103 [Bur-Banks - 2035 AM - consented + PC (Site Folder: Burwood Road - Banks Road)]

Output produced by SIDRA INTERSECTION Version: 9.1.6.228

Bur-Banks - 8:00-9:00am - 2035 - consented flows + PC
Site Category: (None)
Give-Way (Two-Way)

Lane Use and Performance

	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Cap. veh/h	Deg. Satn v/c	Lane Util. %	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh	Dist] m	Lane Config	Lane Length m	Cap. Adj. %	Prob. Block. %
South: Burwood Road															
Lane 1	212	11.3	212	11.3	1816	0.117	100	0.0	LOS A	0.0	0.0	Full	40	0.0	0.0
Lane 2	103	3.9	103	3.9	998	0.103	100	5.0	LOS A	0.4	3.0	Short	15	0.0	NA
Approach	315	8.9	315	8.9		0.117		1.6	NA	0.4	3.0				
East: Banks Road															
Lane 1	233	2.6	233	2.6	1237	0.188	100	4.9	LOS A	0.8	5.6	Short	9	0.0	NA
Lane 2	112	0.9	112	0.9	459	0.244	100	11.6	LOS B	1.0	7.0	Full	500	0.0	0.0
Approach	345	2.0	345	2.0		0.244		7.1	LOS A	1.0	7.0				
North: Burwood Road															
Lane 1	113	5.9	113	5.9	1837	0.062	54[5]	2.0	LOS A	0.0	0.0	Short	35	0.0	NA
Lane 2	214	7.2	214	7.2	1863	0.115	100	0.0	LOS A	0.0	0.0	Full	500	0.0	0.0
Approach	327	6.7	327	6.7		0.115		0.7	NA	0.0	0.0				
All Vehicles	987	5.8	987	5.8		0.244		3.2	NA	1.0	7.0				

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Options tab).
Lane LOS values are based on average delay per lane.
Minor Road Approach LOS values are based on average delay for all lanes.
NA (TWSC): Level of Service is not defined for major road approaches or the intersection as a whole for Two-Way Sign Control (HCM LOS rule).
Two-Way Sign Control Capacity Model: SIDRA Standard.
Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).
Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Gap.
Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.
Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

5 Lane under-utilisation found by the program

Burwood Road and Banks Road – 2035 + PC - PM Peak

LANE SUMMARY

▽ Site: 103 [Bur-Banks - 2035 PM - consented + PC (Site Folder: Burwood Road - Banks Road)]

Output produced by SIDRA INTERSECTION Version: 9.1.6.228

Bur-Banks - 4:30-5:30pm - 2035 - consented flows + PC
Site Category: (None)
Give-Way (Two-Way)

Lane Use and Performance

	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Cap. veh/h	Deg. Satn v/c	Lane Util. %	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh	Dist] m	Lane Config	Lane Length m	Cap. Adj. %	Prob. Block. %
South: Burwood Road															
Lane 1	230	4.3	230	4.3	1896	0.121	100	0.0	LOS A	0.0	0.0	Full	40	0.0	0.0
Lane 2	249	1.6	249	1.6	1083	0.230	100	4.8	LOS A	1.0	7.3	Short	15	0.0	NA
Approach	479	2.9	479	2.9		0.230		2.5	NA	1.0	7.3				
East: Banks Road															
Lane 1	95	0.0	95	0.0	1259	0.075	100	4.8	LOS A	0.3	2.0	Short	9	0.0	NA
Lane 2	66	0.0	66	0.0	407	0.162	100	12.2	LOS B	0.6	4.1	Full	500	0.0	0.0
Approach	161	0.0	161	0.0		0.162		7.8	LOS A	0.6	4.1				
North: Burwood Road															
Lane 1	139	0.2	139	0.2	1896	0.073	100	2.5	LOS A	0.0	0.0	Short	35	0.0	NA
Lane 2	142	0.5	142	0.5	1944	0.073	100	0.0	LOS A	0.0	0.0	Full	500	0.0	0.0
Approach	281	0.4	281	0.4		0.073		1.2	NA	0.0	0.0				
All Vehicles	921	1.6	921	1.6		0.230		3.1	NA	1.0	7.3				

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Options tab).
Lane LOS values are based on average delay per lane.
Minor Road Approach LOS values are based on average delay for all lanes.
NA (TWSC): Level of Service is not defined for major road approaches or the intersection as a whole for Two-Way Sign Control (HCM LOS rule).
Two-Way Sign Control Capacity Model: SIDRA Standard.
Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).
Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Gap.
Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.
Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

ATTACHMENT 9

SIDRA Intersection Analysis Results – 2035 Base Flows + Plan Change – Burwood Road and State Highway 27

Burwood Road and State Highway 27 – 2035 + PC – AM Peak

LANE SUMMARY

Site: [501 (2)] SH27-Bur - 2035 AM + consented + PC + Ashb
(SH 27 - Burwood Road)
Output produced by SIDRA INTERSECTION Version: 10.0.9.250

Bur-Toko - 8:00-9:00am - 2035 - consented flows + Ashbourne Development
Site Category: (None)
Give-Way (Two-Way)
Site Scenario: 1 | Local Volumes

Lane Use and Performance

	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Cap. veh/h	Deg. Satn v/c	Lane Util. %	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh	Dist] m	Lane Config	Lane Length m	Cap. Adj. %	Prob. Block. %
South: State Highway 27															
Lane 1	302	9.3	302	9.3	1742	0.173	100	4.7	LOS A	0.0	0.0	Full	500	0.0	0.0
Lane 2	135	10.4	135	10.4	612	0.221	100	4.5	LOS A	1.0	7.5	Short	50	0.0	NA
Approach	437	9.6	437	9.6		0.221		4.6	NA	1.0	7.5				
North: Burwood Road															
Lane 1	148	8.1	148	8.1	813	0.182	100	4.5	LOS A	0.8	6.1	Full	40	0.0	12.7[8]
Lane 2	365	1.1	365	1.1	465	0.786	100	21.4	LOS C	7.2	51.1	Short	38	0.0	NA
Approach	513	3.1	513	3.1		0.786		16.5	LOS C	7.2	51.1				
West: State Highway 27															
Lane 1	366	10.7	366	10.7	1726	0.212	100	3.0	LOS A	0.0	0.0	Full	30	0.0	0.0
Approach	366	10.7	366	10.7		0.212		3.0	NA	0.0	0.0				
All Vehicles	1316	7.4	1316	7.4		0.786		8.8	NA	7.2	51.1				

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Options tab).
Lane LOS values are based on average delay per lane.
Minor Road Approach LOS values are based on average delay for all lanes.
NA (TWSC): Level of Service is not defined for major road approaches or the intersection as a whole for Two-Way Sign Control (HCM LOS rule).
Two-Way Sign Control Capacity Model: SIDRA Standard.
Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).
Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Gap.
Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.
Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

8 Probability of Blockage has been set on the basis of a queue that overflows from a short lane.

Burwood Road and State Highway 27 – 2035 + PC – PM Peak

LANE SUMMARY

Site: [504 (2)] SH27-Bur - 2035 PM + consented + PC + Ashb
(SH 27 - Burwood Road)
Output produced by SIDRA INTERSECTION Version: 10.0.9.250

SH27-Bur - 4:30-5:30pm - 2035 - consented flows + PC + Ashbourne Development
Site Category: (None)
Give-Way (Two-Way)
Site Scenario: 1 | Local Volumes

Lane Use and Performance

	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Cap. veh/h	Deg. Satn v/c	Lane Util. %	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh	Dist] m	Lane Config	Lane Length m	Cap. Adj. %	Prob. Block. %
South: State Highway 27															
Lane 1	238	8.8	238	8.8	1747	0.136	100	4.7	LOS A	0.0	0.0	Full	500	0.0	0.0
Lane 2	175	2.9	175	2.9	454	0.385	100	9.7	LOS A	2.0	14.7	Short	50	0.0	NA
Approach	413	6.3	413	6.3		0.385		6.8	NA	2.0	14.7				
North: Burwood Road															
Lane 1	104	0.0	104	0.0	732	0.142	100	5.3	LOS A	0.6	4.2	Full	40	0.0	0.0
Lane 2	196	2.0	196	2.0	394	0.498	100	15.9	LOS C	2.6	18.3	Short	38	0.0	NA
Approach	300	1.3	300	1.3		0.498		12.2	LOS B	2.6	18.3				
West: State Highway 27															
Lane 1	556	5.2	556	5.2	1791	0.311	100	3.0	LOS A	0.0	0.0	Full	30	0.0	0.0
Approach	556	5.2	556	5.2		0.311		3.0	NA	0.0	0.0				
All Vehicles	1269	4.6	1269	4.6		0.498		6.4	NA	2.6	18.3				

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Options tab).
Lane LOS values are based on average delay per lane.
Minor Road Approach LOS values are based on average delay for all lanes.
NA (TWSC): Level of Service is not defined for major road approaches or the intersection as a whole for Two-Way Sign Control (HCM LOS rule).
Two-Way Sign Control Capacity Model: SIDRA Standard.
Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).
Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Gap.
Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.
Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

ATTACHMENT 10

SIDRA Intersection Analysis Results – 2035 Base Flows + Plan Change – Burwood Road and State Highway 24

Burwood Road and State Highway 24 – 2035 + PC – AM Peak

LANE SUMMARY

Site: 101 [SH24-Bur - 2035 AM + consented - PC (Site Folder: SH 24 RAB)]

Output produced by SIDRA INTERSECTION Version: 9.1.6.228

SH24-Bur - 8:00-9:00am - 2035 + consented flows + PC
Site Category: (None)
Roundabout

Lane Use and Performance

	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Cap. veh/h	Deg. Satn v/c	Lane Util. %	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh	Dist] m	Lane Config	Lane Length m	Cap. Adj. %	Prob. Block. %
South: Burwood Road															
Lane 1[d]	652	3.1	652	3.1	872	0.748	100	13.7	LOS B	10.1	72.4	Full	500	0.0	0.0
Approach	652	3.1	652	3.1		0.748		13.7	LOS B	10.1	72.4				
East: State Highway 24															
Lane 1[d]	523	14.9	523	14.9	951	0.550	100	6.4	LOS A	4.6	36.6	Full	500	0.0	0.0
Approach	523	14.9	523	14.9		0.550		6.4	LOS A	4.6	36.6				
North: Tower Road															
Lane 1	56	8.9	56	8.9	653	0.086	100	7.0	LOS A	0.5	3.7	Short (P)	15	0.0	NA
Lane 2[d]	261	3.4	261	3.4	1023	0.255	100	7.8	LOS A	1.9	13.3	Full	500	0.0	0.0
Approach	317	4.4	317	4.4		0.255		7.7	LOS A	1.9	13.3				
West: State Highway 24															
Lane 1[d]	542	7.2	542	7.2	894	0.606	100	8.4	LOS A	6.1	45.3	Full	500	0.0	0.0
Approach	542	7.2	542	7.2		0.606		8.4	LOS A	6.1	45.3				
All Vehicles	2034	7.4	2034	7.4		0.748		9.5	LOS A	10.1	72.4				

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Options tab).
Roundabout LOS Method: SIDRA Roundabout LOS.
Lane LOS values are based on average delay per lane.
Intersection and Approach LOS values are based on average delay for all lanes.
Roundabout Capacity Model: SIDRA Standard.
Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).
Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Gap.
Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.
Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

d Dominant lane on roundabout approach

Burwood Road and State Highway 24 – 2035 + PC – PM Peak

LANE SUMMARY

Site: 101 [SH24-Bur - 2035 PM + consented + PC (Site Folder: SH 24 RAB)]

Output produced by SIDRA INTERSECTION Version: 9.1.6.228

SH24-Bur - 4:30-5:30pm - 2035 + consented flows + PC
Site Category: (None)
Roundabout

Lane Use and Performance

	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Cap. veh/h	Deg. Satn v/c	Lane Util. %	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh	Dist] m	Lane Config	Lane Length m	Cap. Adj. %	Prob. Block. %
South: Burwood Road															
Lane 1[d]	443	3.4	443	3.4	867	0.511	100	8.3	LOS A	4.3	31.2	Full	500	0.0	0.0
Approach	443	3.4	443	3.4		0.511		8.3	LOS A	4.3	31.2				
East: State Highway 24															
Lane 1[d]	671	3.9	671	3.9	996	0.673	100	8.6	LOS A	7.5	54.4	Full	500	0.0	0.0
Approach	671	3.9	671	3.9		0.673		8.6	LOS A	7.5	54.4				
North: Tower Road															
Lane 1	56	0.0	56	0.0	727	0.077	100	6.2	LOS A	0.4	3.1	Short (P)	15	0.0	NA
Lane 2[d]	216	0.5	216	0.5	1077	0.201	100	6.6	LOS A	1.4	10.0	Full	500	0.0	0.0
Approach	272	0.4	272	0.4		0.201		6.5	LOS A	1.4	10.0				
West: State Highway 24															
Lane 1[d]	664	3.2	664	3.2	1027	0.646	100	8.3	LOS A	6.9	49.7	Full	500	0.0	0.0
Approach	664	3.2	664	3.2		0.646		8.3	LOS A	6.9	49.7				
All Vehicles	2050	3.1	2050	3.1		0.673		8.2	LOS A	7.5	54.4				

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Options tab).
Roundabout LOS Method: SIDRA Roundabout LOS.
Lane LOS values are based on average delay per lane.
Intersection and Approach LOS values are based on average delay for all lanes.
Roundabout Capacity Model: SIDRA Standard.
Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).
Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Gap.
Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.
Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

d Dominant lane on roundabout approach

TPC TRAFFIC PLANNING CONSULTANTS LTD

Ref: 250548
22 June, 2026

KA Matamata Limited Partnership
160 Seventeenth Avenue
Tauranga South
TAURANGA 3112

Attention: Andre de Jong

Dear Andre

PROPOSED RESIDENTIAL ZONE
BANKS ROAD PRIVATE PLAN CHANGE
RESPONSE TO TRANSPORTATION PEER REVIEW

Grey Matter has prepared a transportation peer view on behalf of Matamata Piako District Council in relation to the proposed Private Plan Change for the properties fronting Banks Road between the Maea Fields subdivision and Banks Road in Matamata. We have considered the review comments and provide the following responses for clarification of the matters raised.

The matters raised include:

1. Potential Lot Yield
2. Base Traffic Conditions including consented developments
3. Trip Distribution
4. Ashbourne Development
5. Intersection Performance
6. Further Information
7. Active Mode Connections
8. Banks Road Upgrade
9. Further Information Summary

We address these matters in this response and provide additional information for clarification.

Auckland Office:
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Level 1, 400 Titirangi Road, Titirangi Village
Tel: (09) 817 2500
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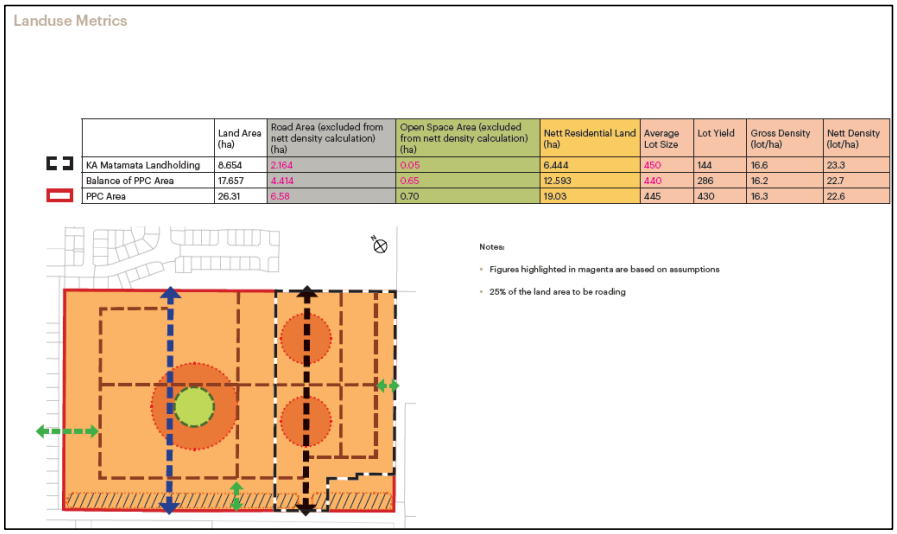
1. Potential Lot Yield

The basis of the Integrated Transport Assessment prepared for the Private Plan Change was a Masterplan prepared by Reset which provides 430 lots as shown in Figure 1. For analysis purposes we increased this to 440 lots.



Source: Reset – Banks Road Residential Masterplan Report

Figure 1 – Site Location

The master plan that Reset prepared was based on 122 lots (28.4%) being less than 400m^2 (in the 300-350m^2 range) across the entire plan change site.

From recent consultation with the surveyor, we understand that the current intention for 61 and 67 Banks Road (approx 8.4ha of the plan change site and shown in Figure 2) is for all lots within that site to be around 600-700m^2.

Therefore, the assumption of 440 lots total is likely to overstate the actual number of lots that might be developed.

Furthermore, Appendix 9.4.1(i) of the ODP (see Appendix 1 of the plan change request) requires that any subdivision consent application must include an ITA. This will ensure that traffic effects are appropriately considered based on actual development proposals.

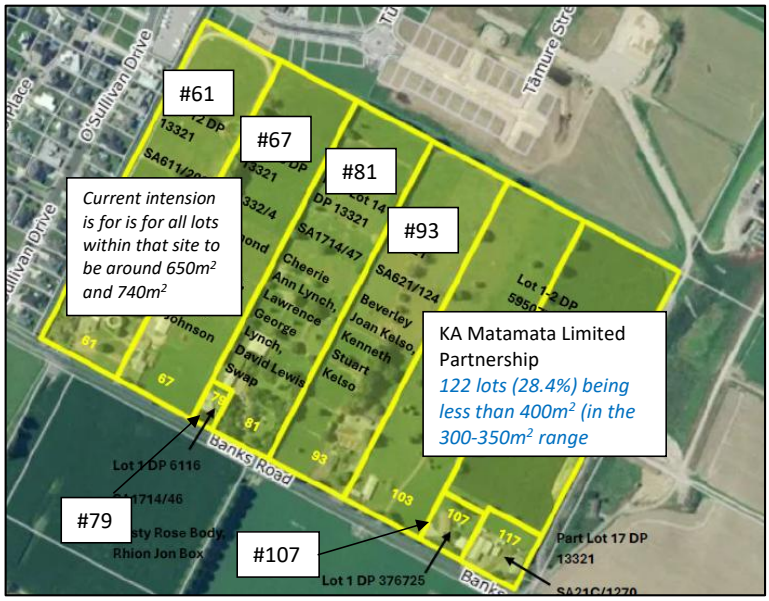


Figure 2 – 61 and 67 Banks Road

2. Base Traffic Conditions

Existing Development Traffic Generation Rates

As part of the preparation of our Integrated Transport Assessment, we carried out traffic surveys at a number of locations in the vicinity of the properties concerned in November 2025, including the intersections of:

- Tokotoko Parade and Burwood Road,
- Richardson Road and Banks Road, and
- O'Sullivan Drive and Banks Road,

The results of which are included in Attachment 1. These intersections bound residential subdivisions containing some 200 dwellings adjacent to the proposed Plan Change area. Analysis of the traffic counts provide peak hour traffic generation rates of:

- 0.52 trips per dwelling in the AM Peak Hour
- 0.58 trips per dwelling in the PM Peak Hour

In determining the above traffic generation rates, no reduction has been included to account for any vehicles accessing the Longlands retirement village for Tokotoko Parade which has primary access to Burwood Road and secondary vehicle access to Tokotoko Parade. While we do not anticipate high usage of Tokotoko Parade for this activity, there may be some movements included in our surveys which would overstate the respective traffic generation rates calculated.

It should also be noted that the peak hour periods for the residential block analysed differed from the peak hour periods for the through roads, such as SH 27 north and south of Burwood Road. The peak hour traffic generation rates were calculated using the peak hour period for the residential block and applied to the peak hour traffic recorded on the through roads.

The Gray Matter peer review calculate higher traffic generation rates of 0.74-0.81 trips per dwelling than we had calculated.

The rates of 0.74-0.81 trips per dwelling calculated by Gray Matter appear to be based on traffic turning to and from Banks Road at the Burwood Road intersection. Unfortunately, this results in the inclusion of other traffic on Banks Road outside of the existing urban residential subdivisions as shown in Figure 3, such as:

- Staff traffic movements associated with the Ingham Hatchery on the south-eastern corner of Banks Road with Burwood Road, and
- Rural / rural residential activities on both sides of Banks Road.

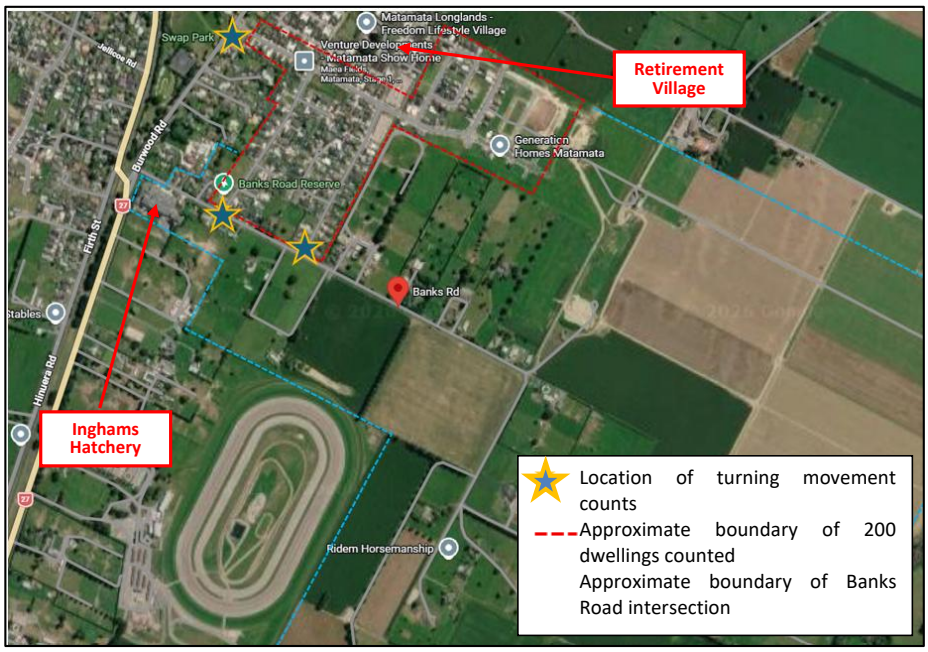


Figure 3 – Banks Road Catchment

The inclusion of these activities will increase the overall traffic generation rates on a per dwelling basis as they include extraneous traffic unrelated to the 200 dwellings occupied at the time of the traffic surveys.

While somewhat academic as they have no bearing on the underlying analysis, the **traffic generation rates calculated by Gray Matter are incorrect** as they overstate the traffic generation on a per dwelling basis.

However, we would highlight that the traffic generation rate of 1.1 trips per dwelling in our analysis is some 90% greater than current traffic generation rates that are occurring in the same area. As such, there is potentially a significant degree of conservatism (overestimating the traffic generation potential) included within our assessment of traffic generation for the proposed private plan change.

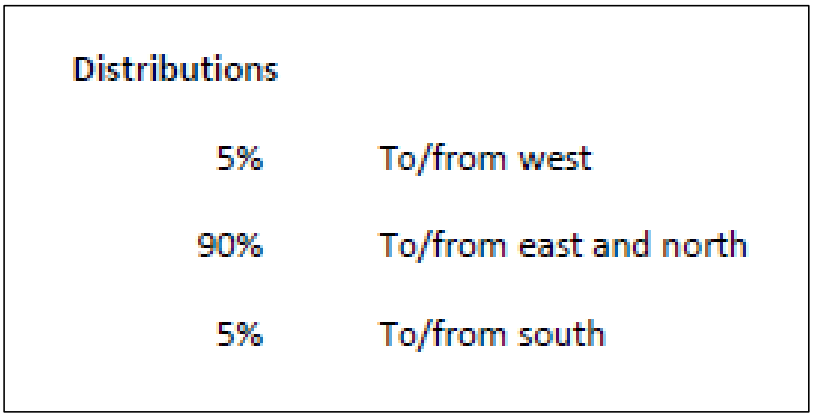
Consented Developments

The Gray Matter peer review appears to suggest that consented developments have not been included in our assessment. This is **incorrect** as we state in Section 6.1.2 of the ITA which indicates that Maea Fields Stages 1-3, Kaimai Drive Stages 1 & 2, and Ashbourne have all been included in the base model which we discuss further below.

For Maea Fields, the base flow includes 216 dwellings to be built of the 265 lots for Maea Fields Stages 1 – 3. This flow has been split between Tokotoko Parade and Banks Road using the surveyed turning movement splits. If anything, this puts more traffic through the critical Banks Road intersection.

For Kaimai Drive (Ancroft), the base flow includes 41 dwellings to be built of the 84 lots consented for Kaimai Subdivision (Ancroft Development). This flow has been added to the Burwood Road flows.

For the Ashbourne development, traffic flows were included in the base model as indicated in Section 6.1.2 of the ITA based on information contained in the Ashbourne ITA. This includes 10% of the total traffic generation distributed to the east or south as stated in the Ashbourne ITA.



Source: Ashbourne Development Integrated Transport Assessment, Commute

Figure 4 – Ashbourne Trip Distribution

The Ashbourne ITA has all of the proposed traffic generation accessing Firth Street via Jellicoe Road and Station Road and as such the flows were added into the base model to the north of the SH 27 / Firth Street intersection (west of rail crossing).

In addition and as stated in Section 6.1.2 of our ITA due to the retirement village not being consented and the number of residential dwellings being reduced from 518 to 431, the traffic volumes included in our model "therefore represent higher traffic generation than the consented proposal will actually generate and thus a degree of conservatism has been included in the traffic modelling carried out".

As such, our assessment actually includes higher levels of traffic generation than that consented meaning that the analysis includes higher background traffic flows on the road network than those likely to occur.

Requested Additional Information

The Gray Matter review requested the following additional information (shown in italics) with our comment shown under each request, based on the above commentary:

1. *Full occupation of the completed Ancroft development and confirmation of the total number of dwellings at completion.*

   Already included in our analysis with 41 vacant of the 84 lots having additional traffic generation added to the base traffic conditions.

2. *Full occupation of the completed Maea Fields Stage 1-3 development and confirmation of the number of dwellings at completion.*

   Already included in our analysis where the traffic generation of the 216 dwellings to be built of the 265 lots for Maea Fields Stages 1 – 3 being included in the base traffic conditions.

3. *Surveyed traffic flows for the 200 existing dwellings, plus estimated trip generation of 1.1 trips per dwelling for the fully occupied consented developments connecting to Burwood Road.*

   Already included in our analysis with the traffic counts included in Attachment 1 of this response.

3. Trip Distribution

In our ITA, the modelled AM Peak Hour Traffic Distribution diagram was copied into both the AM and PM figures (ITA Figure 29 & 30). The amended diagram for Figure 30 of the ITA is shown in Figure 5.

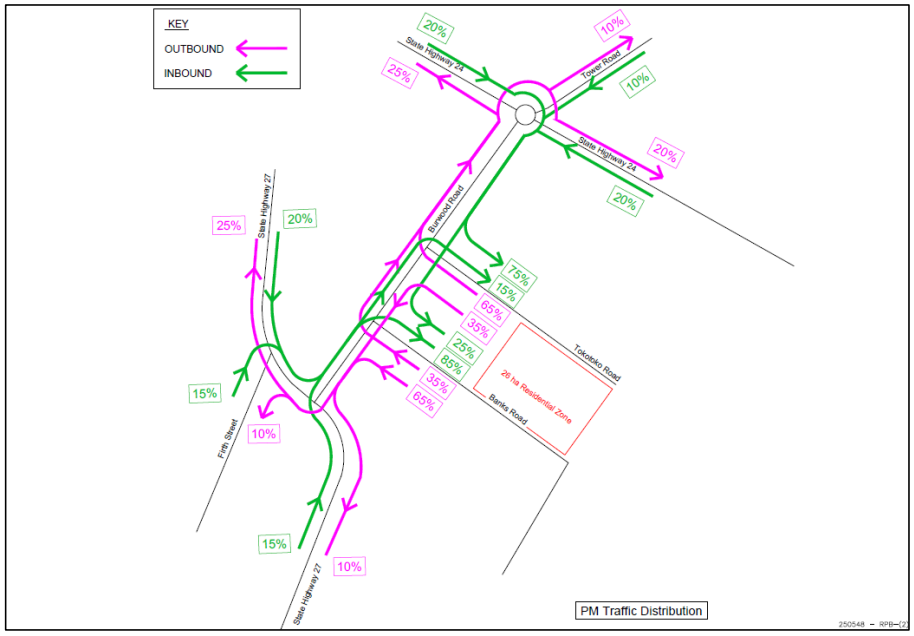


Figure 5 – Modelled PM Peak Hour Traffic Distribution

In terms of the distribution itself, and with reference to Figure 6 the values circled in red are the vehicles entering/exiting the model = 100% in and 100% out.

The values circled in blue relate to how the movements enter and exit the site – via Banks Road or Tokotoko Parade = 100% left in, 100% right in, etc.

So, of the 50% of vehicles entering Burswood Road from the north, 60% of them enter the site via Tokotoko Parade and 40% via Banks Road (ie: 30% of inbound traffic to the site turn left into Tokotoko Parade and 20% turn left into Banks Road)

Gray Matter also raised the query below:

> *We note that the distribution of the PPC64 trips is 44% via Tokotoko Parade and 56% via Banks Road in the AM peak and 47% / 53% respectively in the PM peak, and is based off the traffic surveys.*

This would be correct where applied over the whole intersection, however our model utilises the values shown in Figure 7 for based on the traffic surveys that we carried out on Banks Road at the intersections of Richardson Road and O'Sullivan Drive for each individual movement.

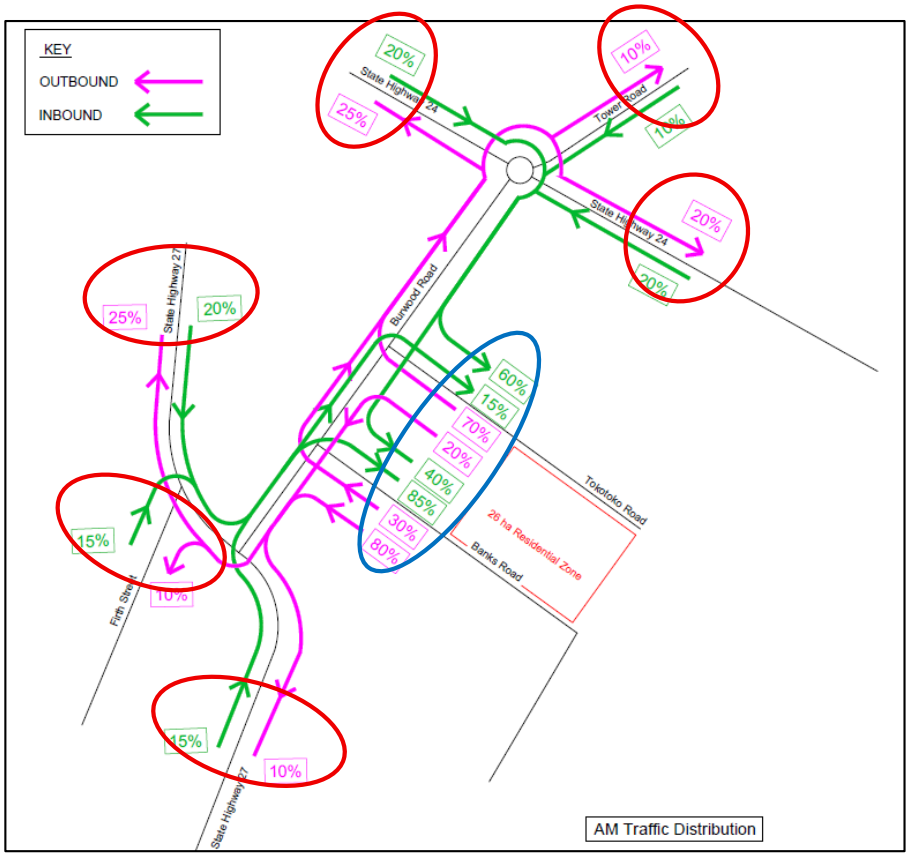


Figure 6 – Distribution Explanation

Tokotoko - Bank Splits (Nov 2025)		
essentially Richardson & O'Sullivan Subdivision		
AM		
from nth IN	60%	using Tokotoko
from sth IN	15%	using Tokotoko
to nth OUT	69%	using Tokotoko
to sth OUT	19%	using Tokotoko

Tokotoko - Bank Splits (Nov 2025)		
essentially Richardson & O'Sullivan Subdivision		
PM		
from nth IN	75%	using Tokotoko
from sth IN	16%	using Tokotoko
to nth OUT	63%	using Tokotoko
to sth OUT	36%	using Tokotoko

Figure 7 – Distribution Used

We used the Tokotoko Parade and Banks Road counts for turning movements rather than the Tokotoko Parade and Richardsons/Sullivan values as it is unknown which direction the Richardson/Sullivan vehicles turn left or right at the Banks Road intersection with Burswood.

As such the turning movement counts include the Ingham Hatchery on the south-eastern corner of Banks Road with Burwood Road, and rural / rural residential activities on both sides of Banks Road and as such probably overestimate the turning movements to/from Banks Road. This is considered acceptable given that this would provide a worst-case scenario considering the SIDRA analysis (Banks Road intersection is more critical).

Gray Matter asked for additional information in relation to traffic distribution as below:

> *We request further explanation of the trip distribution, including a copy of the PM Peak distribution diagram, to clarify the origin/destination routes for trips generated by PPC64. The above diagram may need to be recoloured or supplemented with a table for clarity. We would prefer a diagram that shows the percentage of traffic totalling 100% at the PPC64 area (circled blue).*

We trust that the above provides a suitable explanation for the traffic distribution used in the analysis.

In our opinion, the traffic distribution used is entirely appropriate for assessment purposes as it uses current distribution in the area as a basis for assigning potential future traffic to the road network.

4. Ashbourne Development

Gray Matter raised the query below in relation to the intersection of Firth Street and State Highway 27:

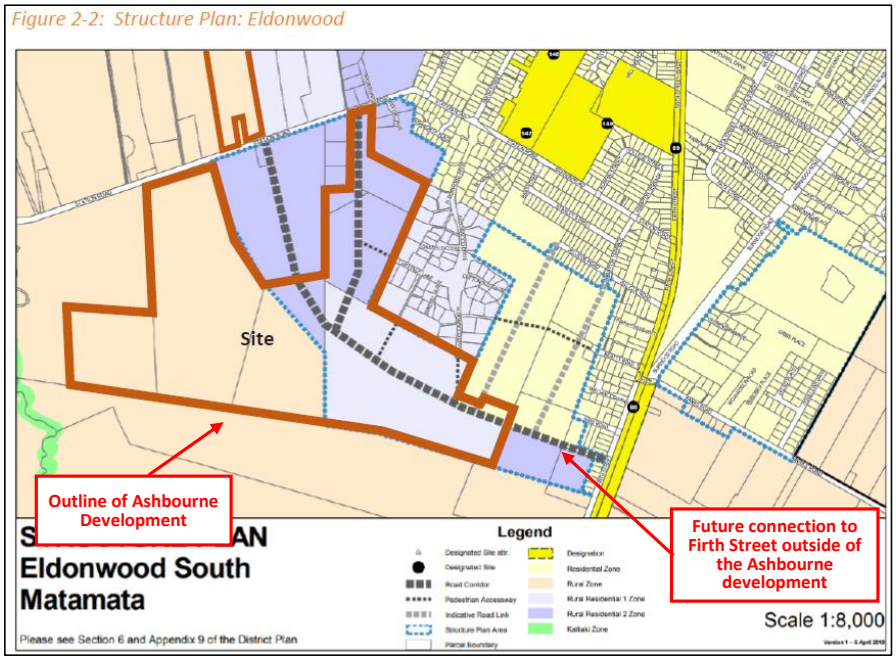
> *The ITA has used the surveyed traffic counts to determine the distribution of traffic at the intersections. We understand that the Ashbourne Development will include a connection to Firth Street south at a future stage. The timing of this connection is not clear, however if it were to occur within the 10-year assessment period there could be a change in the distribution of trips from Ashbourne, particularly for trips to and from the east/northeast using Burwood Road. This could result in an increase in the volume of traffic turning left from SH27 Firth Street into Burwood Road and turning right from Burwood Road onto SH27 (i.e. using the southern access to Ashbourne).*

The Gray Matter "understanding" of the Ashbourne Development appears to be inconsistent with what was indicated in the Ashbourne ITA noting that the ITA that we prepared for the Banks Road Plan Change is based on the information contained in the Ashbourne ITA.

The Ashbourne ITA has all of the proposed traffic generation accessing Firth Street via Jellicoe Road and Station Road, with some 10% of the total traffic generation distributed to the east or south, being 5% in each direction.

The Ashbourne ITA makes no mention of a future connection to Firth Street south, however a potential link is identified in the Eldonwood South Matamata Structure Plan, with the road link being located outside of the Ashbourne Development site as shown in Figure 8.

The analysis included in the Banks Road ITA modelled all 10% of the traffic being to the south being a total of 64 vehicle movements in the AM and 77 vehicle movements in the PM. Updating our model to split the 10% Ashbourne development distribution to 5% to the east and 5% to the south results in negligible changes to the SIDRA results as shown in Table 1 and Table 2.



Source: Ashbourne Development Integrated Transport Assessment, Commute

Figure 8 – Asbourne Development and Eldonwood South Structure Plan

Gray Matter asked for additional information in relation to traffic distribution as below:

> *…We require the information to confirm the methodology and assumptions applied for the PPC64 area and inclusion of planned changes to the road network (e.g. Ashbourne connection to Firth Street south).*

We trust that the above explanation enhances the understanding of the Ashbourne ITA and what was included in that document and how that information has been incorporated into the Banks Road ITA.

Table 1 – SH27 / Burwood AM Peak Hour SIDRA Analysis – 10% to south

Lane Use and Performance															
	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Cap. veh/h	Deg. Satn v/c	Lane Util. %	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh	Dist] m	Lane Config	Lane Length m	Cap. Adj. %	Prob. Block. %
South: State Highway 27															
Lane 1	302	9.3	302	9.3	1742	0.173	100	4.7	LOS A	0.0	0.0	Full	500	0.0	0.0
Lane 2	135	10.4	135	10.4	612	0.221	100	4.5	LOS A	1.0	7.5	Short	50	0.0	NA
Approach	437	9.6	437	9.6		0.221		4.6	NA	1.0	7.5				
North: Burwood Road															
Lane 1	148	8.1	148	8.1	813	0.182	100	4.5	LOS A	0.8	6.1	Full	40	0.0	12.7[8]
Lane 2	365	1.1	365	1.1	465	0.786	100	21.4	LOS C	7.2	51.1	Short	38	0.0	NA
Approach	513	3.1	513	3.1		0.786		16.5	LOS C	7.2	51.1				
West: State Highway 27															
Lane 1	366	10.7	366	10.7	1726	0.212	100	3.0	LOS A	0.0	0.0	Full	30	0.0	0.0
Approach	366	10.7	366	10.7		0.212		3.0	NA	0.0	0.0				
All Vehicles	1316	7.4	1316	7.4		0.786		8.8	NA	7.2	51.1				

Table 2 – SH27 / Burwood AM Peak Hour SIDRA Analysis – 5% to south / 5% to east

Lane Use and Performance															
	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Cap. veh/h	Deg. Satn v/c	Lane Util. %	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh	Dist] m	Lane Config	Lane Length m	Cap. Adj. %	Prob. Block. %
South: State Highway 27															
Lane 1	285	9.8	285	9.8	1736	0.164	100	4.7	LOS A	0.0	0.0	Full	500	0.0	0.0
Lane 2	135	10.4	135	10.4	612	0.221	100	4.5	LOS A	1.0	7.5	Short	50	0.0	NA
Approach	420	10.0	420	10.0		0.221		4.6	NA	1.0	7.5				
North: Burwood Road															
Lane 1	148	8.1	148	8.1	822	0.180	100	4.4	LOS A	0.8	6.0	Full	40	0.0	0.0
Lane 2	382	1.0	382	1.0	483	0.791	100	21.1	LOS C	7.6	53.8	Full	40	0.0	14.5
Approach	530	3.0	530	3.0		0.791		16.4	LOS C	7.6	53.8				
West: State Highway 27															
Lane 1	366	10.7	366	10.7	1726	0.212	100	3.0	LOS A	0.0	0.0	Full	30	0.0	0.0
Approach	366	10.7	366	10.7		0.212		3.0	NA	0.0	0.0				
All Vehicles	1316	7.4	1316	7.4		0.791		8.9	NA	7.6	53.8				

5. Intersection Performance

Gray Matter indicate the following in relation to intersection performance:

> *The Sidra modelling indicated acceptable performance of the intersections based on the trip generation and distribution assumptions queried above.*
>
> *The modelling summaries included only the Lane Summary outputs which show the lane level of service and utilization.*

We note that the Lane Summary outputs include a range of output parameters including lane level of service, utilization, demand flows, average delay, and 95%ile queuing. The Movement Summary does not provide any additional information that is not already included in the Lane Summary.

Gray Matter note that no Sidra layout diagrams have been provided for the intersections. These have been included in Attachment 2 of this response.

Burwood Road / Tokotoko Parade Intersection

Gray Matter indicate the following in relation to this intersection:

> *We note that the Burwood Road/Tokotoko Parade intersection modelling used dual lanes on the Burwood Road approaches; two lanes, full length (500m). We would expect the north approach to be a single lane shared for the through and left-turn movements, and the south approach to have a short lane for the right turn movement.*

In relation to the two southbound lanes indicated on Burwood Road, what we have done in setting up the intersection in SIDRA is to replicate how drivers actually use the intersection in practice. An example of this is shown in Figure 9 where a vehicle turning left into Tokotoko Parade can do so without impeding southbound traffic on Burwood Road while a further description is included in Figure 10.

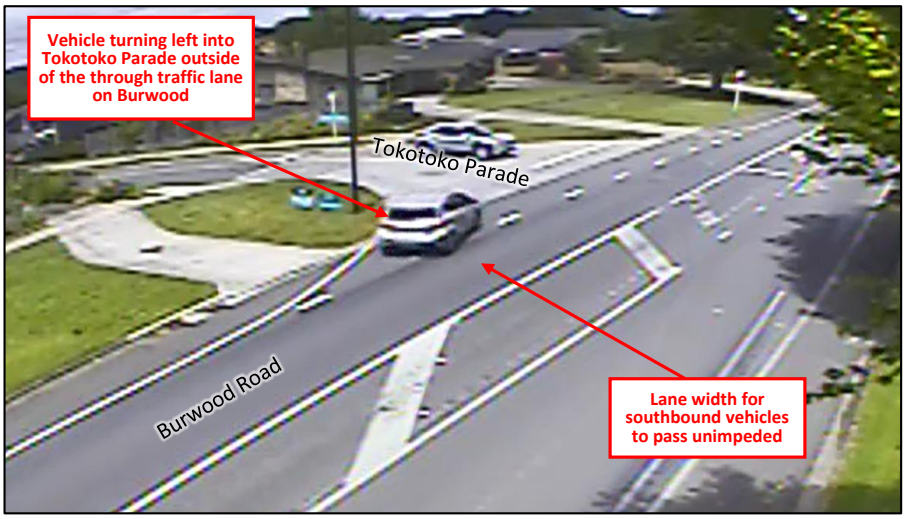


Figure 9 – Burwood Road / Tokotoko Parade Intersection



Figure 10 – Burwood Road Traffic Environment

From Figure 10, the southern approach is shown on the LHS below – with a right turn bay and associated flush median that can be utilised for queuing. The northern approach is shown in the RHS below – with a parking shoulder available, which in practice would be utilised as a deceleration lane for vehicles turning left into Tokotoko Parade.

We have reanalysed the intersection based on the arrangement shown in Figure 11 with the results shown in Table 3. The original analysis is included in Table 4.

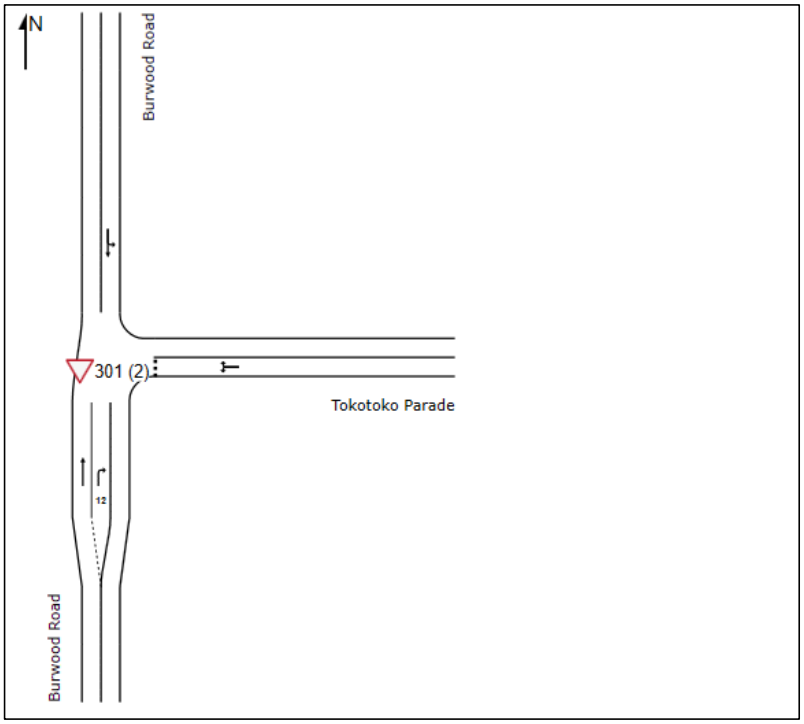


Figure 11 – Reanalysed Intersection Configuration

Table 3 – Tokoto / Burwood AM Peak Hour SIDRA Analysis - Updated

Lane Use and Performance

	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Cap. veh/h	Deg. Satn v/c	Lane Util. %	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh	Dist] m	Lane Config	Lane Length m	Cap. Adj. %	Prob. Block. %
South: Burwood Road															
Lane 1	314	7.0	314	7.0	1865	0.168	100	0.1	LOS A	0.0	0.0	Full	500	0.0	0.0
Lane 2	19	0.0	19	0.0	1320	0.014	100	5.6	LOS A	0.1	0.4	Short	12	0.0	NA
Approach	333	6.6	333	6.6		0.168		0.4	NA	0.1	0.4				
East: Tokotoko Parade															
Lane 1	310	0.0	310	0.0	1154	0.269	100	6.4	LOS A	1.1	7.7	Full	500	0.0	0.0
Approach	310	0.0	310	0.0		0.269		6.4	LOS A	1.1	7.7				
North: Burwood Road															
Lane 1	318	6.3	318	6.3	1852	0.172	100	1.1	LOS A	0.0	0.0	Full	500	0.0	0.0
Approach	318	6.3	318	6.3		0.172		1.1	NA	0.0	0.0				
All Vehicles	961	4.4	961	4.4		0.269		2.5	NA	1.1	7.7				

Table 4 – Tokoto / Burwood AM Peak Hour SIDRA Analysis - Original

Lane Use and Performance

	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Cap. veh/h	Deg. Satn v/c	Lane Util. %	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh	Dist] m	Lane Config	Lane Length m	Cap. Adj. %	Prob. Block. %
South: Burwood Road															
Lane 1	314	7.0	314	7.0	1865	0.168	100	0.1	LOS A	0.0	0.0	Full	500	0.0	0.0
Lane 2	19	0.0	19	0.0	1037	0.018	100	5.9	LOS A	0.1	0.5	Full	500	0.0	0.0
Approach	333	6.6	333	6.6		0.168		0.4	NA	0.1	0.5				
East: Tokotoko Parade															
Lane 1	310	0.0	310	0.0	930	0.333	100	7.4	LOS A	1.6	11.0	Full	500	0.0	0.0
Approach	310	0.0	310	0.0		0.333		7.4	LOS A	1.6	11.0				
North: Burwood Road															
Lane 1	72	2.8	72	2.8	1821	0.040	100	4.6	LOS A	0.0	0.0	Full	500	0.0	0.0
Lane 2	246	7.3	246	7.3	1861	0.132	100	0.0	LOS A	0.0	0.0	Full	500	0.0	0.0
Approach	318	6.3	318	6.3		0.132		1.1	NA	0.0	0.0				
All Vehicles	961	4.4	961	4.4		0.333		2.9	NA	1.6	11.0				

The updated analysis included in Table 3 results in a slightly better level of performance than that included in the original assessment shown in Table 4.

In both situations, the key aspect is that the intersection operates well under its practical capacity for the 2025 design year analysed.

<u>Burwood Road / Banks Road Intersection</u>

Gray Matter indicate the following in relation to this intersection:

From the Lane Summary provided, it is not clear how the turning movements have been allocated to each lane at Burwood Road/Banks Road intersection and which movements are from short lanes. The existing lane arrangement on the Burwood Road north approach is one right turn lane (for the SH27 intersection further south) and one combined through and left-turn lane, as shown in the figure below. The right turn bay on Burwood Road south approach was modelled as 15m long, however it is much shorter at around 8.0-9.0m, with stacking room for two cars/light vehicles.

In relation to the lane arrangement analysed, as with the Tokotoko Parade intersection, we have analysed how the intersection operates in practice as shown in Figure 12.

In relation to the northbound approach, at its narrowest point the northbound road width in this vicinity is 6.0 metres and as such there is space for vehicles to queue back from the right turn bay and for vehicles to pass along the inside of said queue. Part of traffic modelling is to reflect how things actually operate and this is why the length of the right turn bay has been used as 15 metres instead of 9 metres.

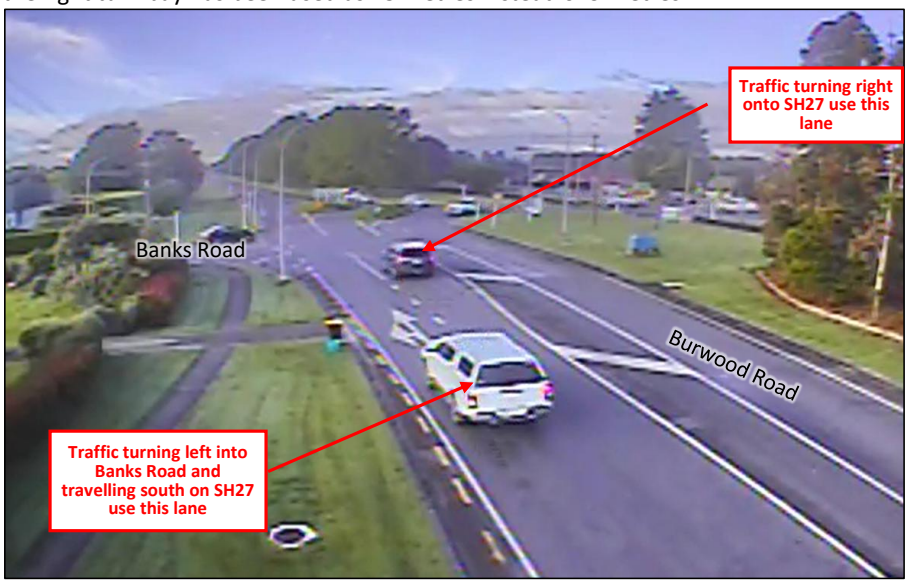


Figure 12 – Burwood Road / Banks Road Intersection

Nevertheless, we have analysed both intersections as a network using the SIDRA Intersection software package with the modelled network as per that indicated in Figure 13.

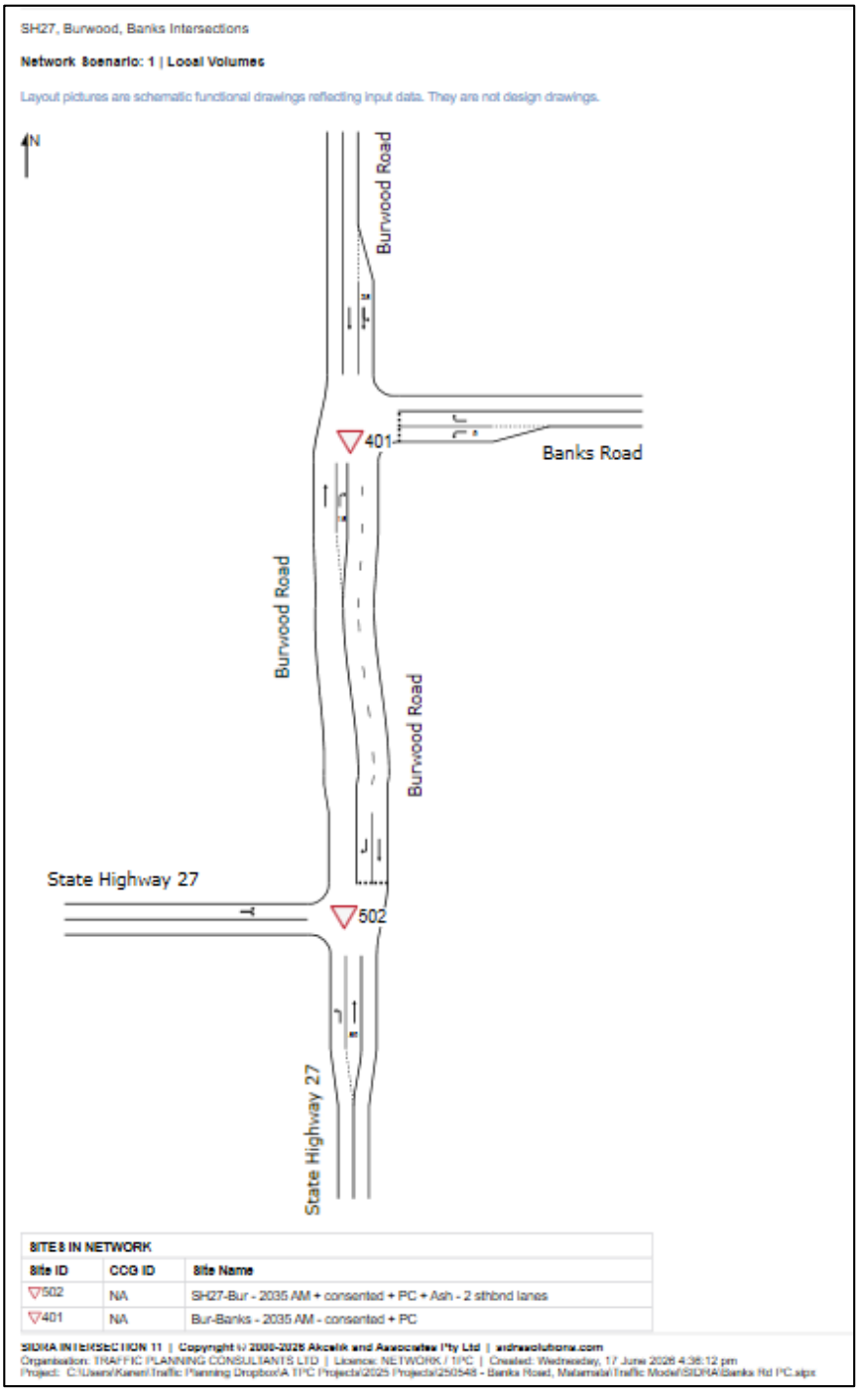


Figure 13 – Burwood Road Modelled Network

The analysis has been done for the AM Peak Period as this is the critical period for exiting vehicles, with the results for the State Highway 27 part of the intersection shown in **Error! Not a valid bookmark self-reference.** and the Banks Road part of the intersection shown in Table 6.

The results for the PM Peak Period are shown in Table 7 and Table 8.

Table 5 – Burwood / SH27 AM Peak Hour SIDRA Network Analysis Results

Lane Use and Performance

	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Cap. veh/h	Deg. Satn v/c	Lane Util. %	Aver. Delay sec	Level of Service	Aver. Back Of Queue [Veh	Dist] m	Lane Config	Lane Length m	Cap. Adj. %	Prob. Block. %
South: State Highway 27															
Lane 1	285	9.8	285	9.8	1736	0.164	100	4.7	LOS A	0.0	0.0	Full	500	0.0	0.0
Lane 2	135	10.4	135	10.4	612	0.221	100	4.5	LOS A	0.4	3.0	Short	50	0.0	NA
Approach	420	10.0	420	10.0		0.221		4.6	NA	0.4	3.0				
North: Burwood Road															
Lane 1	148	8.1	148	8.1	822	0.180	100	4.4	LOS A	0.3	2.4	Full	40	0.0	0.0
Lane 2	382	1.0	382	1.0	483	0.791	100	21.1	LOS C	3.1	21.6	Full	40	0.0	14.5
Approach	530	3.0	530	3.0		0.791		16.4	LOS C	3.1	21.6				
West: State Highway 27															
Lane 1	366	10.7	366	10.7	1726	0.212	100	3.0	LOS A	0.0	0.0	Full	30	0.0	0.0
Approach	366	10.7	366	10.7		0.212		3.0	NA	0.0	0.0				
All Vehicles	1316	7.4	1316	7.4		0.791		8.9	NA	3.1	21.6				

Table 6 – Burwood / Banks AM Peak Hour SIDRA Network Analysis Results

Lane Use and Performance

	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Cap. veh/h	Deg. Satn v/c	Lane Util. %	Aver. Delay sec	Level of Service	Aver. Back Of Queue [Veh	Dist] m	Lane Config	Lane Length m	Cap. Adj. %	Prob. Block. %
South: Burwood Road															
Lane 1	212	11.3	212	11.3	1967	0.108	100	0.0	LOS A	0.0	0.0	Full	40	0.0	0.0
Lane 2	103	3.9	103	3.9	999	0.103	100	5.0	LOS A	0.2	1.2	Short	8	0.0	NA
Approach	315	8.9	315	8.9		0.108		1.6	NA	0.2	1.2				
East: Banks Road															
Lane 1	233	2.6	233	2.6	1142	0.204	100	4.9	LOS A	0.3	2.3	Short	9	-7.0[N3]	NA
Lane 2	112	0.9	112	0.9	459	0.244	100	11.6	LOS B	0.4	2.8	Full	500	0.0	0.0
Approach	345	2.0	345	2.0		0.244		7.1	LOS A	0.4	2.8				
North: Burwood Road															
Lane 1	121	6.0	121	6.0	1839	0.066	54[5]	1.8	LOS A	0.0	0.0	Short	35	0.0	NA
Lane 2	206	7.2	206	7.2	1686	0.122	100	0.0	LOS A	0.0	0.0	Full	500	-9.5[N3]	0.0
Approach	327	6.7	327	6.7		0.122		0.7	NA	0.0	0.0				
All Vehicles	987	5.8	987	5.8		0.244		3.2	NA	0.4	2.8				

Table 7 – Burwood / SH27 PM Peak Hour SIDRA Network Analysis Results

Lane Use and Performance	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Cap. veh/h	Deg. Satn v/c	Lane Util. %	Aver. Delay sec	Level of Service	Aver. Back Of Queue [Veh	Dist] m	Lane Config	Lane Length m	Cap. Adj. %	Prob. Block. %
South: State Highway 27															
Lane 1	226	9.3	226	9.3	1742	0.130	100	4.7	LOS A	0.0	0.0	Full	500	0.0	0.0
Lane 2	175	2.9	175	2.9	454	0.385	100	9.7	LOS A	0.8	5.9	Short	50	0.0	NA
Approach	401	6.5	401	6.5		0.385		6.9	NA	0.8	5.9				
North: Burwood Road															
Lane 1	104	0.0	104	0.0	748	0.139	100	5.2	LOS A	0.2	1.7	Full	40	0.0	0.0
Lane 2	208	1.9	208	1.9	411	0.506	100	15.5	LOS C	1.1	7.7	Full	40	0.0	0.0
Approach	312	1.3	312	1.3		0.506		12.0	LOS B	1.1	7.7				
West: State Highway 27															
Lane 1	556	5.2	556	5.2	1791	0.311	100	3.0	LOS A	0.0	0.0	Full	30	0.0	0.0
Approach	556	5.2	556	5.2		0.311		3.0	NA	0.0	0.0				
All Vehicles	1269	4.6	1269	4.6		0.506		6.4	NA	1.1	7.7				

Table 8 – Burwood / Banks PM Peak Hour SIDRA Network Analysis Results

Lane Use and Performance	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Cap. veh/h	Deg. Satn v/c	Lane Util. %	Aver. Delay sec	Level of Service	Aver. Back Of Queue [Veh	Dist] m	Lane Config	Lane Length m	Cap. Adj. %	Prob. Block. %
South: Burwood Road															
Lane 1	230	4.3	230	4.3	1725[1][5]	0.133	100	0.3	LOS A	0.2	1.8	Full	40	0.0	0.0
Lane 2	249	1.6	249	1.6	1080	0.230	100	4.9	LOS A	0.4	2.9	Short	8	0.0	NA
Approach	479	2.9	479	2.9		0.230		2.7	NA	0.4	2.9				
East: Banks Road															
Lane 1	95	0.0	95	0.0	1309	0.073	100	4.6	LOS A	0.1	0.8	Short	9	0.0	NA
Lane 2	66	0.0	66	0.0	410	0.161	100	12.1	LOS B	0.2	1.7	Full	500	0.0	0.0
Approach	161	0.0	161	0.0		0.161		7.7	LOS A	0.2	1.7				
North: Burwood Road															
Lane 1	96	0.1	96	0.1	1875	0.051	54[5]	3.6	LOS A	0.0	0.0	Short	35	0.0	NA
Lane 2	185	0.5	185	0.5	1944	0.095	100	0.0	LOS A	0.0	0.0	Full	500	0.0	0.0
Approach	281	0.4	281	0.4		0.095		1.2	NA	0.0	0.0				
All Vehicles	921	1.6	921	1.6		0.230		3.1	NA	0.4	2.9				

The analysis results indicate shorter queue lengths than when either intersection is modelled as a single site. Both the degree of saturation and delay remain unchanged irrespective of modelling as a network or individual sites.

The SIDRA analysis of the Burwood Road / Banks Road Intersection with base 2035 flows (including consented developments) and the PC64 flows indicates that the 95%ile back of queue is about 1 vehicle for the right turn movement into Banks Road which can be accommodated within the length of the right turn lane provided.

6. Requested Additional Information

The Gray Matter review requested the following additional information (shown in italics) with our comment shown under each request, based on the above commentary:

1. *Sidra site layout diagrams for each intersection showing correct lane allocations and lengths.*

   The lane arrangements are shown in Figure 11 and Figure 13 and in Attachment 2.

2. *Revised traffic flows and distribution in response to the requests in section 3.1, 3.2 and 3.3.*

   As we described earlier and discussed fully in our original ITA, full allowance has been made for the traffic generation arising from the consented but yet to be developed Maea Fields Stages 1-3, Kaimai Drive Stages 1 & 2, and Ashbourne within the base model.

   As such, no revision to the base traffic flows are required.

3. *Revised Lane Summary and Movement Summary outputs for each intersection for three scenarios: Base Flows, Base Flows with PPC64, and a Sensitivity Test.*

   The requested Movement Summaries do not add any relevant information compared to the lane Summaries provided. Of note is that all the intersection analysed operate within their practical capacity in the 2035 design year. Lane summaries are included in Attachment 3.

   We disagree with the need to do a Sensitivity Test.

   The analysis contained within our ITA has laid conservative parameters on top of conservative parameters on top of conservative parameters as detailed in Table 9.

   Even with all of these conservative parameters layered on top of each other, the analysis confirms that all of the intersections analysed will operate within their practical capacity in the 2035 design year.

Table 9 – Conservative Parameters Used

Parameter	Used	Actual
Traffic generation rates	1.1 trips per dwelling	Existing surveyed of **0.56 trips per dwelling** **0.85 trips per dwelling** used in Ashbourne as a comparison
State Highway traffic growth	SH24 + 1% SH27 + 2%	SH24 **minus 3%** SH27 **minus 1.5%**
Ashbourne development	Full development as per ITA	Retirement village not consented **431 of 518** dwellings consented

4. *Network modelling of the Burwood/Banks and Burwood/SH27 intersections to confirm queue lengths can be accommodated within the existing layout, for three scenarios: Base Flows, Base Flows with PPC64, and a Sensitivity Test.*

   The network modelling is included in this response and confirms that the intersections analysed operate well within their practical capacities.

   We disagree with the need to do a sensitivity test given the layers of conservatism built into the modelling.

5. *Confirm if further mitigation is required.*

   The analysis described in our ITA and the analysis described in this response does not indicate that any further mitigation is required.

7. Active Mode Connections

Active mode users were surveyed at the intersection of Tokotoko Parade and Banks Road. The results of these surveys are shown in Table 10.

Table 10 – Surveyed Active Mode Users

Period	Pedestrians		Cyclists	
	In	Out	In	Out
AM Peak Hour	4	6	0	1
After School Peak	5	4	0	2
PM Peak Hour	8	6	2	0

Pedestrian that crossed Burwood Road in the vicinity of Tokotoko Parade varied between 2 and 5 per hour.

Increasing these surveyed active mode users by the increase in dwellings for both Maea

Fields and the Proposed Private Plan Change would result in the number of users indicated in Table 11.

Table 11 – Predicted 2035 Active Mode Users

Period	Pedestrians		Cyclists	
	In	Out	In	Out
AM Peak Hour	17	26	0	9
After School Peak	21	17	0	8
PM Peak Hour	34	26	9	4

Pedestrian crossing Burwood Road in this general location would be between 4 and 17 per hour with cyclists crossing Burwood Road being in the order of 4 per hour.

The general pedestrian routes and crossing points in this location are shown in Figure 14.

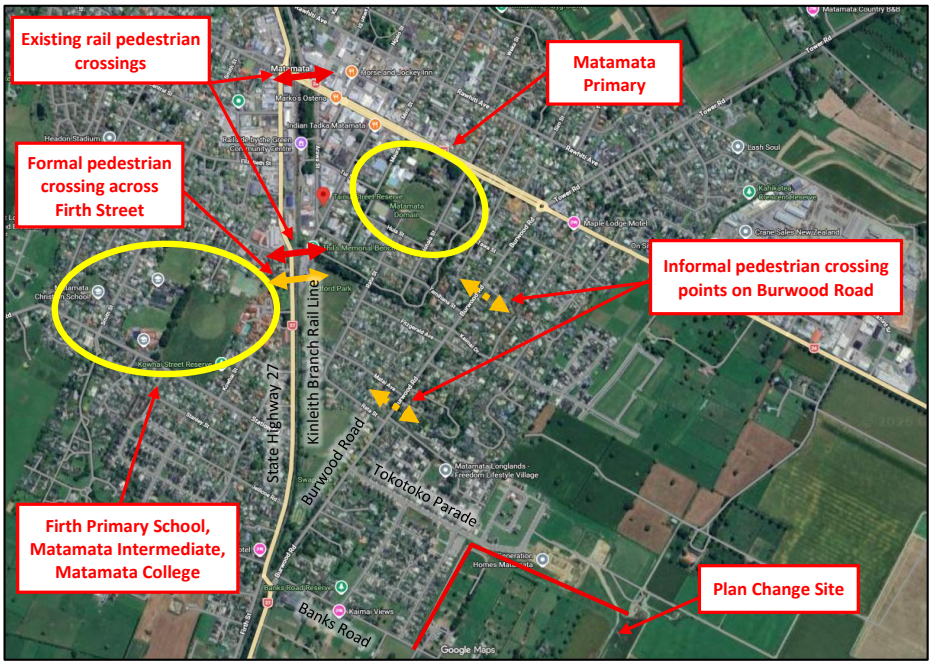


Figure 14 – Pedestrian Routes

Gray Matter indicate the following in their review:

> *We consider PPC64, combined with the consented developments justifies provision of a walking and cycling crossing on Burwood Road between Banks Road and Tokotoko Parade, with shared path connection to the shared path*

facility on Tokotoko Parade.

We note that this mirrors the recommendation in our ITA as shown in Figure 15.

Given potential origins and destinations and the identification of a suitable location across the rail line, a route that traversed between the end of Tokotoko Parade, across Swap Park and crossed State Highway 27 in the general vicinity of Station Road would be beneficial.

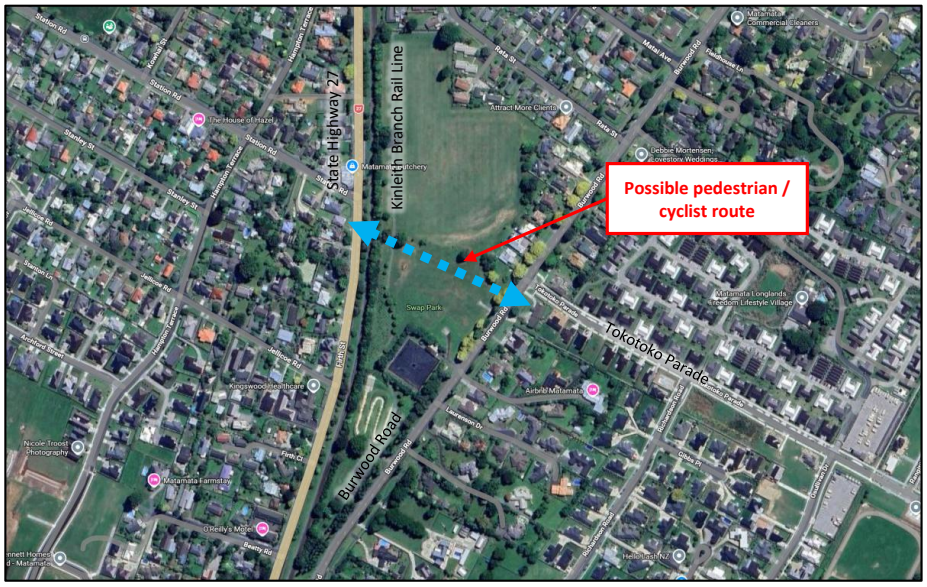


Figure 15 – Possible Pedestrian / Cyclist Route Across Rail Line

Gray Matter note the following in respect of when such a facility should be provided:

> *We recommend the first stage of development within the PPC64 area includes provision of a crossing facility on Burwood Road between Banks Road and Tokotoko Parade with a shared path connecting to Tokotoko Parade.*

While we note that Gray Matter agree with our assessment of general location, it is our opinion that to provide this connection before the pedestrian connection across the Kinleith Branch Rail Line would be akin to putting the cart before the horse, particularly if the location of the pedestrian connection across the rail line is not confirmed come the implementation of the first part of the development enabled by the Private Plan Change.

Such an outcome could funnel pedestrians and cyclists into an area that might promote indiscriminate crossing of the rail line in locations that are not suitable.

In our opinion, the pedestrian crossing point across the Kinleith Branch Rail Line should be identified first and constructed before channeling active users into this location. This would then allow the design of a crossing point and associated paths to connect into this in a logical manner that would ensure that active users were designed for appropriately.

8. Banks Road Upgrade

The western portion of Banks Road was upgraded as part of the residential development under the Banks Road Structure Plan and has an existing kerb to kerb carriageway width of 7.8 metres, providing two-way traffic flow together with unrestricted on-street parking as shown in Figure 16. A footpath has been provided on the northern side of the road.



Figure 16 – Banks Road (western end) Cross Section

The eastern portion of Banks Road currently has a rural carriageway width of some 6 metres and wide grassed berms. In the long term the eastern portion of Banks Road will require upgrading to provide kerbing and a footpath on the northern residential side, while the rural southern side can retain its rural profile and grassed berms.

The proposed road cross section for Banks Road is shown in Figure 17 with an 8 metre kerb to kerb carriageway width indicated.

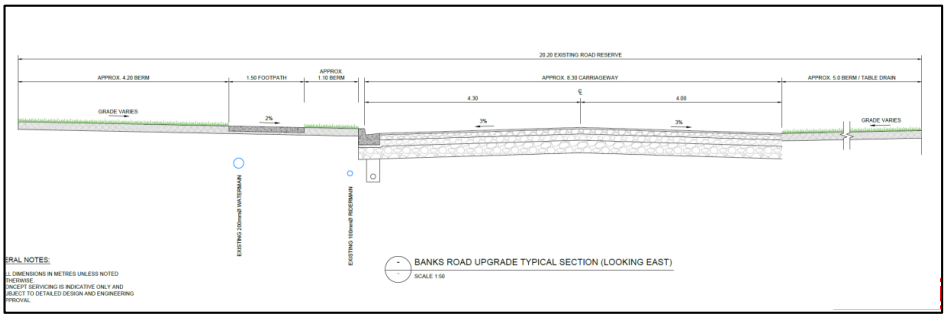


Figure 17 – Proposed Banks Road Cross Section

Gray Matter note the following in respect of the Banks Road upgrade:

> *Other proposed amendments clarify that the upgrades to Banks Road only apply to the northern side of the road. The upgrades consist of kerb and channel, footpath and road marking. The rezoning and development under PPC64 will result in a significant increase in traffic on Banks Road and speed management will be required. We consider that the southern side of Banks Road should be upgraded with kerb and channel to improve alignment of the speed environment to the proposed 50km/h posted speed limit and achieve a self-explaining transport corridor.*

Treating the rural / urban interface separated by a road does often result in kerb and channel provided on one side and a rural type cross section on the opposite side as shown in Figure 18.



Figure 18 – Existing Banks Road Interface

The provision of a kerb and channel on the south side of Banks Road will not create a self-explaining transport corridor or be effective in achieving the outcomes indicated. The most effective outcome would be to not widen Banks Road to a sealed width of 8 metres but to keep a narrow carriageway width.

In our opinion, such matters of design detail are more appropriately considered at Resource Consent or Engineering Approval stage as opposed to the Plan Change stage. The intention of a Plan Change is to enable a level of development and identify network level improvements to support the Plan Change.

9. Further Information Summary

Gray Matter indicated that they required the following aspects to complete their review:

1) *Confirmation of the number of smaller lots proposed within the PPC64 area. If more than 52 lots are proposed, we request the ITA include sensitivity testing of a higher number of dwellings (and trip generation) to ensure development as a limited discretionary activity (e.g. Comprehensive Residential Development with a greater number of lots at the 325m^2 minimum lot size, inclusion of a retirement village, or duplex units etc.) will not result in unacceptable adverse effects on the transport network.*
2) *Confirmation that the traffic volumes used in the 2035 Base Flows include:*
    a) *Full occupation of the completed Ancroft development and confirmation of the total number of dwellings at completion.*
    b) *Full occupation of the completed Maea Fields Stage 1-3 development and confirmation of the number of dwellings at completion.*
    c) *Surveyed traffic flows for the 200 existing dwellings, plus estimated trip generation of 1.1 trips per dwelling for the fully occupied consented developments connecting to Burwood Road.*
3) *Further explanation of the trip distribution, including a copy of the PM Peak distribution diagram, to clarify the origin/destination routes for trips generated by PPC64 (e.g. recolouring the network diagram or supplementing with a table for clarity. We would prefer a diagram that shows the percentage of traffic totalling 100% at the PPC64 area (circled blue in Figure 5)). We require the information to confirm the methodology and assumptions applied for the PPC64 area and planned changes to the road network (e.g. Ashbourne connection to Firth Street south).*
4) *Confirmation of the accuracy of modelling and that intersection performance will be acceptable by providing:*
    a) *Sidra site layout diagrams for each intersection showing correct lane allocations and lengths.*
    b) *Revised traffic flows and distribution in response to the requests in 1, 2, and 3.*
    c) *Revised Lane Summary and Movement Summary outputs for each intersection*

for three scenarios: Base Flows, Base Flows with PPC64, and a Sensitivity Test.

d) *Network modelling of the Burwood/Banks and Burwood/SH27 intersections to confirm queue lengths can be accommodated within the existing layout, for three scenarios: Base Flows, Base Flows with PPC64, and a Sensitivity Test.*

e) *Confirm whether further mitigation is required.*

The information summarized in this Peer Review Response has provided clarification of the queries asked and indicated where in the original ITA that we prepared this information can be found and/or provided additional information to assist the Peer Reviewer in providing advice to the Council.

We trust that the above provides sufficient information for your purposes. However, should there be further queries, please contact the undersigned.

Yours faithfully
TRAFFIC PLANNING CONSULTANTS LTD



Bryce Hall
Director
bryce@trafficplanning.co.nz

ATTACHMENT 1

November 2025 Turning Movements Counts

Surveyed: Thursday 20 November

	Richardson				Rolling hr		O'Sullivan				Rolling hr	
	In	In	Out	Out			In	In	Out	Out		
Time	LT	RT	LT	RT			LT	RT	LT	RT		
700	0	0	0	2	6		1	0	0	4	17	23
715	1	0	0	1	6		0	0	0	1	17	23
730	0	0	0	1	4		1	0	0	4	21	25
745	0	0	0	1	7		0	0	0	6	20	27
800	1	0	0	1	8		2	0	0	3	18	26
815	0	0	0	0			0	1	0	4		
830	1	0	1	2			3	0	0	1		
845	0	0	0	2			0	0	0	4		
1500	5	1	0	1	14		4	0	0	2	14	28
1515	2	0	0	0	9		2	0	0	2	15	24
1530	3	0	0	0	9		1	0	1	1	13	22
1545	1	0	0	1	8		1	0	0	0	16	24
1600	1	1	0	0	6		4	0	0	3	24	30
1615	1	0	0	1	4		2	0	0	0	25	29
1630	1	0	0	1	10		3	2	0	1	28	38
1645	0	0	0	0	14		5	1	0	3	29	43
1700	0	0	0	0	15		4	0	1	3	25	40
1715	4	2	0	2			3	0	0	2		
1730	2	0	1	3			5	1	0	1		
1745	1	0	0	0			3	0	0	2		

- Tokotoko Parade and Burwood Road

  – AM peak hour (7:45 – 8:45) turning movements = 76

  - PM peak hour (16:00 – 17:00) turning movements = 86

- Richardson Road and O'Sullivan Drive Intersections with Banks Road

  – AM peak hour turning movements = 27

  - PM peak hour turning movements = 30

ATTACHMENT 2

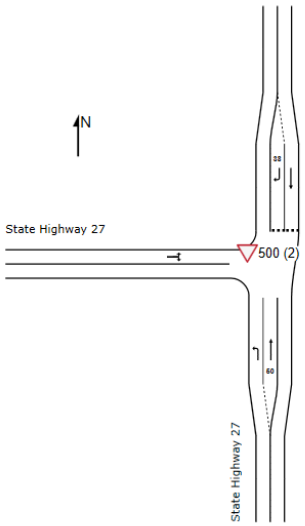
Layout Diagrams for ITA SIDRA Analysis

SITE LAYOUT

Site: [500 (2)] SH27-Bur - 2035 AM + consented incl Ashb (SH 27 - Burwood Road)

Bur-Toko - 8:00-9:00am - 2035 - consented flows incl Ashbourne Development
Site Category: (None)
Give-Way (Two-Way)
Site Scenario: 1 | Local Volumes

Layout pictures are schematic functional drawings reflecting input data. They are not design drawings.



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SITE LAYOUT

Site: [203] SH24-Bur - 2035 PM + consented + PC (SH 24 RAB)

SH24-Bur - 4:30-5:30pm - 2035 + consented flows + PC
Site Category: (None)
Roundabout
Site Scenario: 1 | Local Volumes

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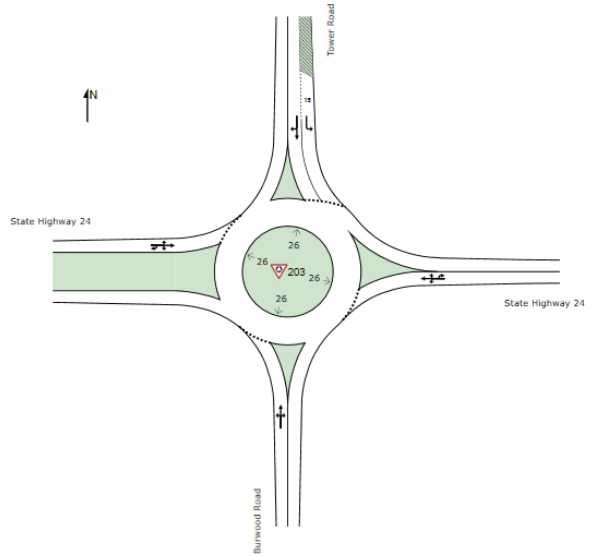

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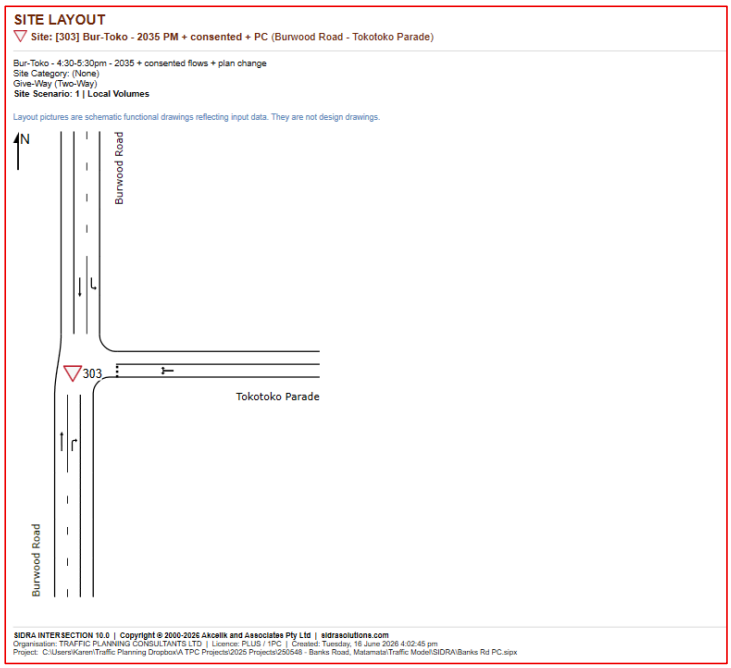
SITE LAYOUT
Site: [303] Bur-Toko - 2035 PM + consented + PC (Burwood Road - Tokotoko Parade)
Bur-Toko - 4:30-5:30pm - 2035 + consented flows + plan change
Site Category: (None)
Give-Way (Two-Way)
Site Scenario: 1 | Local Volumes
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N
Burwood Road
303
Tokotoko Parade
Burwood Road
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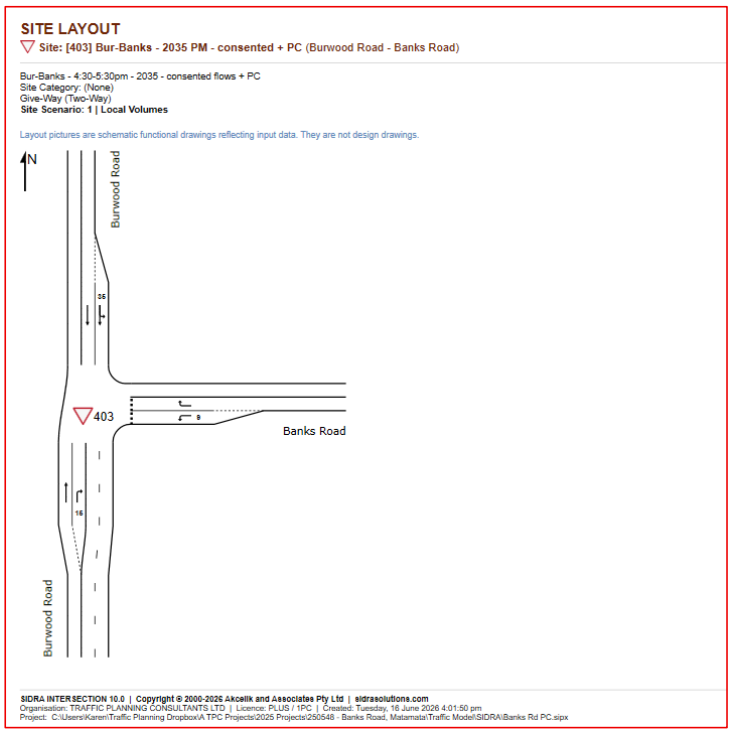
SITE LAYOUT
Site: [403] Bur-Banks - 2035 PM - consented + PC (Burwood Road - Banks Road)
Bur-Banks - 4:30-5:30pm - 2035 - consented flows + PC
Site Category: (None)
Give-Way (Two-Way)
Site Scenario: 1 | Local Volumes
Layout pictures are schematic functional drawings reflecting input data. They are not design drawings.
N
Burwood Road
55
403
9
Banks Road
16
Burwood Road
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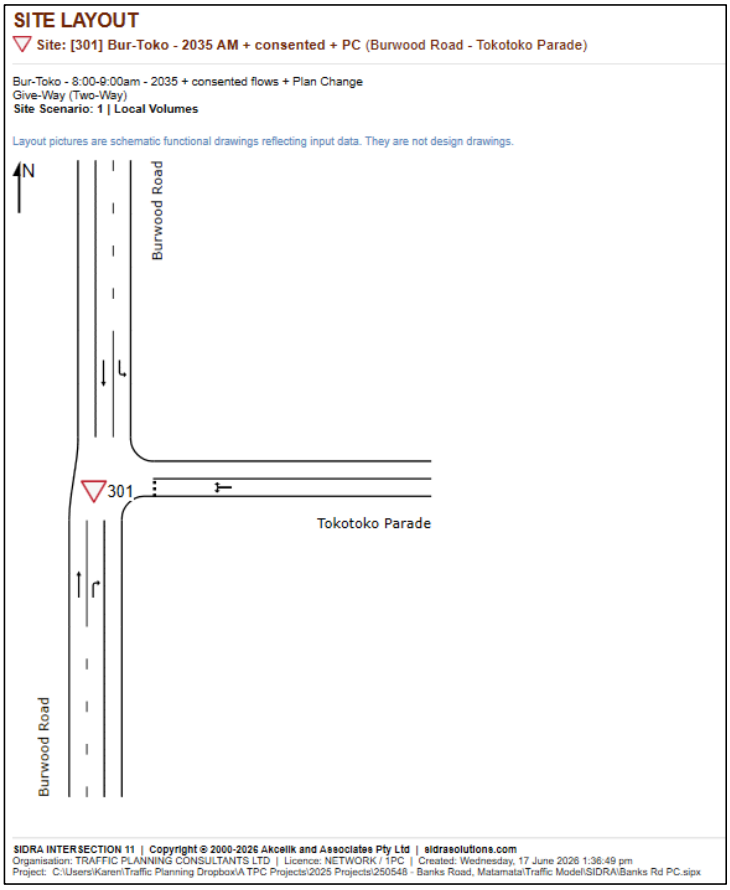
ATTACHMENT 3

Tokotoko Parade – Burwood Road Interection

2 full lanes in each direction (included in ITA):



MOVEMENT SUMMARY

Site: [301] Bur-Toko - 2035 AM + consented + PC (Burwood Road - Tokotoko Parade)

Output produced by SIDRA INTERSECTION Version: 11.0.2

Bur-Toko - 8:00-9:00am - 2035 + consented flows + Plan Change
Give-Way (Two-Way)
Site Scenario: 1 | Local Volumes

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist] m	Prop. Qued	Eff. Stop Rate	Number of Cycles to Depart	Aver. Speed km/h
South: Burwood Road															
2	T1	All MCs	314	7.0	314	7.0	0.168	0.1	LOS A	0.0	0.0	0.00	0.00	0.00	49.9
3	R2	All MCs	19	0.0	19	0.0	0.018	5.9	LOS A	0.1	0.5	0.39	0.58	0.39	45.0
Approach			333	6.6	333	6.6	0.168	0.4	NA	0.1	0.5	0.02	0.03	0.02	49.6
East: Tokotoko Parade															
4	L2	All MCs	54	0.0	54	0.0	0.333	6.2	LOS A	1.6	11.0	0.53	0.75	0.61	44.4
6	R2	All MCs	256	0.0	256	0.0	0.333	7.7	LOS A	1.6	11.0	0.53	0.75	0.61	44.3
Approach			310	0.0	310	0.0	0.333	7.4	LOS A	1.6	11.0	0.53	0.75	0.61	44.3
North: Burwood Road															
7	L2	All MCs	72	2.8	72	2.8	0.040	4.6	LOS A	0.0	0.0	0.00	0.53	0.00	45.9
8	T1	All MCs	246	7.3	246	7.3	0.132	0.0	LOS A	0.0	0.0	0.00	0.00	0.00	49.9
Approach			318	6.3	318	6.3	0.132	1.1	NA	0.0	0.0	0.00	0.12	0.00	49.0
All Vehicles			961	4.4	961	4.4	0.333	2.9	NA	1.6	11.0	0.18	0.29	0.21	47.6

LANE SUMMARY

Site: [301] Bur-Toko - 2035 AM + consented + PC (Burwood Road - Tokotoko Parade)

Output produced by SIDRA INTERSECTION Version: 11.0.2

Bur-Toko - 8:00-9:00am - 2035 + consented flows + Plan Change
Give-Way (Two-Way)
Site Scenario: 1 | Local Volumes

Lane Use and Performance

	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Cap. veh/h	Deg. Satn v/c	Lane Util. %	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh	Dist] m	Lane Config	Lane Length m	Cap. Adj. %	Prob. Block. %
South: Burwood Road															
Lane 1	314	7.0	314	7.0	1865	0.168	100	0.1	LOS A	0.0	0.0	Full	500	0.0	0.0
Lane 2	19	0.0	19	0.0	1037	0.018	100	5.9	LOS A	0.1	0.5	Full	500	0.0	0.0
Approach	333	6.6	333	6.6		0.168		0.4	NA	0.1	0.5				
East: Tokotoko Parade															
Lane 1	310	0.0	310	0.0	930	0.333	100	7.4	LOS A	1.6	11.0	Full	500	0.0	0.0
Approach	310	0.0	310	0.0		0.333		7.4	LOS A	1.6	11.0				
North: Burwood Road															
Lane 1	72	2.8	72	2.8	1821	0.040	100	4.6	LOS A	0.0	0.0	Full	500	0.0	0.0
Lane 2	246	7.3	246	7.3	1861	0.132	100	0.0	LOS A	0.0	0.0	Full	500	0.0	0.0
Approach	318	6.3	318	6.3		0.132		1.1	NA	0.0	0.0				
All Vehicles	961	4.4	961	4.4		0.333		2.9	NA	1.6	11.0				

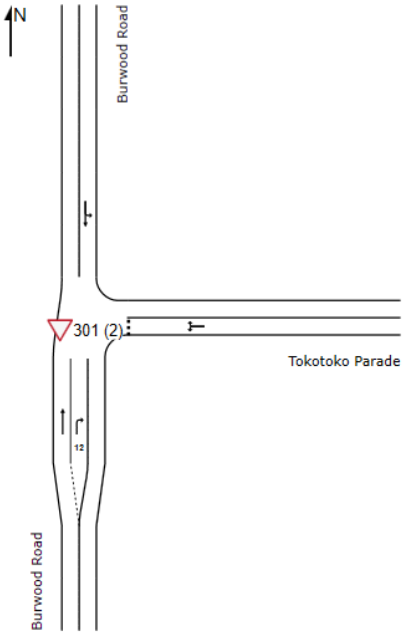
1 lane in each direction, with a 2 vehicle right turn bay:

SITE LAYOUT

Site: [301 (2)] Bur-Toko - 2035 AM + consented + PC - 2In (Burwood Road - Tokotoko Parade)

Bur-Toko - 8:00-9:00am - 2035 + consented flows + Plan Change
2 lanes only
Give-Way (Two-Way)
Site Scenario: 1 | Local Volumes

Layout pictures are schematic functional drawings reflecting input data. They are not design drawings.



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MOVEMENT SUMMARY

Site: [301 (2)] Bur-Toko - 2035 AM + consented + PC - 2In
(Burwood Road - Tokotoko Parade)
Output produced by SIDRA INTERSECTION Version: 11.0.2

Bur-Toko - 8:00-9:00am - 2035 + consented flows + Plan Change
2 lanes only
Give-Way (Two-Way)
Site Scenario: 1 | Local Volumes

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist] m	Prop. Qued	Eff. Stop Rate	Number of Cycles to Depart	Aver. Speed km/h
South: Burwood Road															
2	T1	All MCs	314	7.0	314	7.0	0.168	0.1	LOS A	0.0	0.0	0.00	0.00	0.00	49.9
3	R2	All MCs	19	0.0	19	0.0	0.014	5.6	LOS A	0.1	0.4	0.39	0.56	0.39	45.0
Approach			333	6.6	333	6.6	0.168	0.4	NA	0.1	0.4	0.02	0.03	0.02	49.6
East: Tokotoko Parade															
4	L2	All MCs	54	0.0	54	0.0	0.269	5.6	LOS A	1.1	7.7	0.48	0.68	0.48	44.9
6	R2	All MCs	256	0.0	256	0.0	0.269	6.5	LOS A	1.1	7.7	0.48	0.68	0.48	44.7
Approach			310	0.0	310	0.0	0.269	6.4	LOS A	1.1	7.7	0.48	0.68	0.48	44.8
North: Burwood Road															
7	L2	All MCs	72	2.8	72	2.8	0.172	4.6	LOS A	0.0	0.0	0.00	0.12	0.00	48.0
8	T1	All MCs	246	7.3	246	7.3	0.172	0.1	LOS A	0.0	0.0	0.00	0.12	0.00	49.2
Approach			318	6.3	318	6.3	0.172	1.1	NA	0.0	0.0	0.00	0.12	0.00	48.9
All Vehicles			961	4.4	961	4.4	0.269	2.5	NA	1.1	7.7	0.16	0.27	0.16	47.7

LANE SUMMARY

Site: [301 (2)] Bur-Toko - 2035 AM + consented + PC - 2In
(Burwood Road - Tokotoko Parade)
Output produced by SIDRA INTERSECTION Version: 11.0.2

Bur-Toko - 8:00-9:00am - 2035 + consented flows + Plan Change
2 lanes only
Give-Way (Two-Way)
Site Scenario: 1 | Local Volumes

Lane Use and Performance

	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Cap. veh/h	Deg. Satn v/c	Lane Util. %	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh	Dist] m	Lane Config	Lane Length m	Cap. Adj. %	Prob. Block. %
South: Burwood Road															
Lane 1	314	7.0	314	7.0	1865	0.168	100	0.1	LOS A	0.0	0.0	Full	500	0.0	0.0
Lane 2	19	0.0	19	0.0	1320	0.014	100	5.6	LOS A	0.1	0.4	Short	12	0.0	NA
Approach	333	6.6	333	6.6		0.168		0.4	NA	0.1	0.4				
East: Tokotoko Parade															
Lane 1	310	0.0	310	0.0	1154	0.269	100	6.4	LOS A	1.1	7.7	Full	500	0.0	0.0
Approach	310	0.0	310	0.0		0.269		6.4	LOS A	1.1	7.7				
North: Burwood Road															
Lane 1	318	6.3	318	6.3	1852	0.172	100	1.1	LOS A	0.0	0.0	Full	500	0.0	0.0
Approach	318	6.3	318	6.3		0.172		1.1	NA	0.0	0.0				
All Vehicles	961	4.4	961	4.4		0.269		2.5	NA	1.1	7.7				

TPC TRAFFIC PLANNING CONSULTANTS LTD

Ref: 250548
26 June, 2026

KA Matamata Limited Partnership
160 Seventeenth Avenue
Tauranga South
TAURANGA 3112

Attention: Andre de Jong

Dear Andre

PROPOSED PRIVATE PLAN CHANGE, BANKS ROAD, MATAMATA
RESPONSE TO QUERIES FOLLOWING PEER REVIEW RESPONSE

Further to the transportation peer review carried out by Gray Matter on behalf of Matamata Piako District Council in relation to the proposed Private Plan Change for the properties fronting Banks Road between the Maea Fields subdivision and Banks Road in Matamata and our response to that peer review dated 22 June 2026. The following areas of clarification have been sought based on our response to the transportation peer review:

> *Could you provide a breakdown of the 2035 AM base flow of 187 trips on Tokotoko Parade, showing:*
> - *Traffic counts*
> - *Estimated number of existing dwellings (this gives the existing trip gen rates)*
> - *Number of additional dwellings (for lots not yet built on) and trip rate used for these*
> - *Application of seasonal factor and growth rate?*

We provide the following information to address the clarifications raised.

1. Traffic Counts

As discussed in our ITA, the results of turning movement counts carried out at the intersection in November 2025 during the morning (6:30am to 9:30am) and afternoon (3pm to 6pm) weekday peak periods are shown in Figure 1 for the respective peak hours during these periods.

The traffic counts carried out in 2025 on Tokotoko Parade represent a portion of the 200 dwellings constructed and occupied in the catchment as at the time of the traffic surveys. The catchment includes Richardson Road, O'Sullivan Drive, Tokotoko Drive, and Maea Fields.

The traffic from these dwellings also uses the intersection of Banks Road with Burwood Road. As calculated in our ITA, the actual AM traffic generation for this period is 0.52 per dwelling per hour, including all traffic entering or exiting the catchment from Richardson Road, O'Sullivan Drive and Tokotoko Drive.

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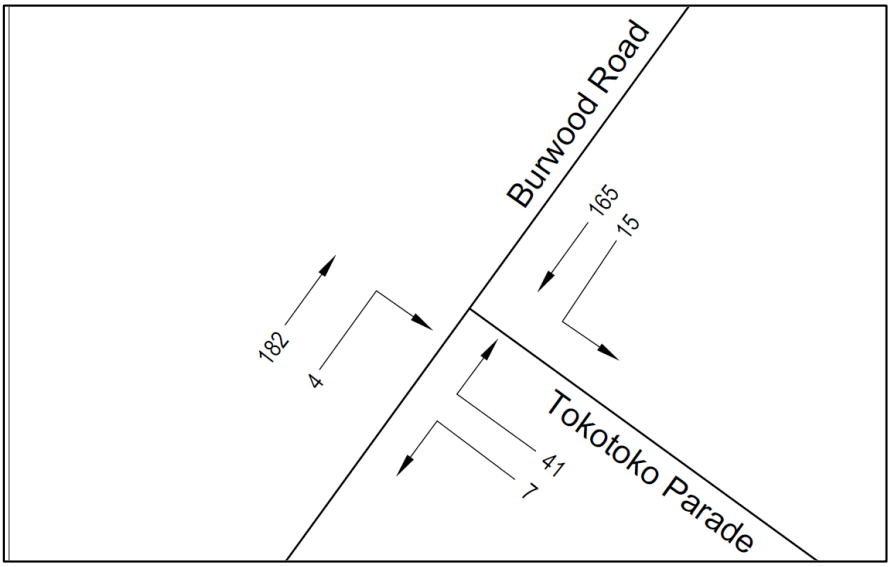

Figure 1 – 2025 AM Peak Hour Tokotoko Parade & Burwood Road Turning Movements

Surveyed 2025 Tokotoko Parade right turn movements is **41 vehicles per hour**.

We would also note that the peak hour periods for the residential catchment analysed differed from the peak hour periods for the through roads, such as State Highway 27 and Burwood Road.

The peak hour traffic generation rates were calculated using the peak hour period for the residential block (0.52 per dwelling) and applied to the peak hour traffic flows at the intersections analysed. The actual traffic counts were used for the existing dwellings for the model period (8:00 – 9:00am), so they are slightly lower than the peak hour residential period (7:45 – 8:45am) as the time period changed slightly.

2. Number of Existing Dwellings

At the time of the traffic surveys in November 2025, we counted 200 dwellings as being occupied within the catchment. There were less than 5 dwellings under construction and these were excluded from the number of occupied dwellings albeit that some building contractor traffic generation would have been included in the traffic surveys carried out.

3. Number of Additional Dwellings

The "base" traffic flows include 216 dwellings to be built of the 265 lots for Maea Fields Stages 1 – 3. A peak hour traffic generation rate of 1.1 traffic movements per dwelling has been applied to these dwellings for the "base" traffic conditions.

The resulting traffic generation of these 216 dwellings has been distributed to the wider road network via Tokotoko Parade (to Burwood Road), Richardson Road and O'Sullivan Drive (to Banks Road) based on the surveyed traffic movements at these intersections.

For the Tokotoko Parade right turn exit movement, this equates to 68 vehicles per hour calculated as follows:

- 216 dwellings x 1.1 trip generation rate = 238 movements
- 75% are departing and 25% arriving => 178 outward movements
- 55% are exiting to the north of Tokotoko Parade => 98 outward northbound movements
- Of which 69% are using Tokotoko Parade and the balance using Banks Road (based on traffic survey) => **68 outward northbound movements** from Tokotoko Parade to add to the surveyed traffic flows.

4. Traffic Growth & Seasonal Factor

Traffic Growth

As detailed in Section 6.1.2 of our ITA, a traffic growth factor of 1.5% has been adopted for all other non-state highway roads. We would suggest that by taking account of all consented development in the Tokotoko Parade catchment, applying a traffic growth rate to those movements would overstate potential future turning movements. Nevertheless, we have taken a conservative approach to how the traffic effects of the proposal have been analysed.

Applying traffic growth to the Tokotoko Parade right turn movement equates to an **additional 6 vehicles per hour**.

Seasonal Factor

As detailed in Section 6.1.2 of our ITA, to take account of traffic flow variation throughout the course of the year, a seasonal factor needs to be applied to the November traffic counts. Using information contained in Research Report 205[1] (TRR205) for an Urban Arterial outside Auckland (Group 1b2), a factor of 1.04 has been applied to the traffic counts carried out in mid-November 2025.

For the Tokotoko Parade right turn out movement onto Banks Road, this equates to an **additional 2 vehicles per hour**.

5. Summary

The 2035 turning movements at the intersection of Tokotoko Parade and Burwood Road are shown in Figure 2.

[1] Guide to Estimation and Monitoring of Traffic Counting and Traffic Growth

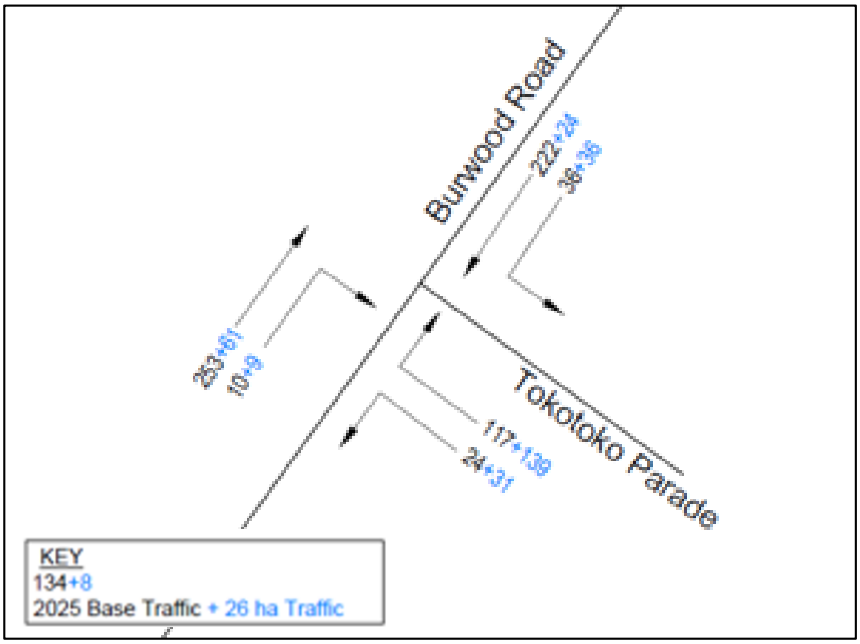

Figure 2 – 2035 AM Peak Hour Tokotoko Parade & Burwood Road Turning Movements

The 117 vehicles turning right out of Tokotoko Parade onto Burwood Road is therefore made up of:

41	-	Surveyed traffic volumes which include the 200 dwellings built to date
68	-	consented dwelling movements
6	-	growth factor movements
2	-	seasonal movements

We trust that the above provides sufficient information for your purposes. However, should there be further queries, please contact the undersigned.

Yours faithfully
TRAFFIC PLANNING CONSULTANTS LTD



Bryce Hall
Director
bryce@trafficplanning.co.nz

CMW Geosciences
Great People | Practical Solutions

10 June 2026

Matamata Private Plan Change

Banks Road, Matamata

GEOTECHNICAL HAZARDS RISK ASSESSMENT REPORT

KA Matamata Limited Partnership

Job No. TGA2025-0152AB | Version 6



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Version control

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Review and update history

Version	Date	Comments
A	06 November 2025	Initial draft for internal review.
1	04 December 2025	Client issue
2	12 December 2025	Client issue – Updated master plan
3	17 December 2025	Client issue – Address draft comments
4	20 February 2026	NHRA Update
5	26 February 2026	NHRA Update
6	10 June 2026	NHRA Update

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1.0 INTRODUCTION

CMW Geosciences (CMW) was engaged by KA Matamata Limited Partnership (KA Matamata) to carry out a geotechnical investigation to support a plan change application for an area referred to as Future Residential Policy Area (FRPA) within the Banks Road to Mangawhero Road Structure Plan in Matamata.

Our scope of work and associated terms and conditions were detailed in our engagement proposal letter referenced TGA2025-0152AA Rev 0 dated 17th September 2025.

The FRPA as presented in Figure 1 below, comprises a total area of 26ha (yellow area). KA Matamata currently owns 8.6ha of this area (red area), with geotechnical investigations contained within this report limited to this portion of land. The remainder of the site assessment was made based on pre-existing information from Stages 1-3[1] of the Maea Fields Residential development.

The purpose of this report is to summarise the ground conditions encountered (red area) and to provide recommendations relative to geotechnical aspects in support of a proposed rezoning of the wider development area (yellow area) for application to the Matamata Piako District Council.



Figure 1: Proposed Plan Change Site.

[1] CMW Geotechnical Investigation Report, Calcutta Farms Subdivision, TGA2022-0318AB Rev 0, dated 18 April 2023

2.0 SITE DESCRIPTION

The proposed FRPA comprises a total of nine (9) separate parcels of land which totals the 26ha block of land. A summary of the individual parcels is provided in Table 1 below.

Table 1: Summary of Land Parcels

CMW Site Plan Parcel Reference	Parcel ID	Area (m^2)
1	4477873	4,951
2	6922606	3,392
3	8577688	44,493
4	8577687	42,015
5	4555657	42,011
6	4383632	40,824
7	4313253	1,403
8	4522510	42,157
9	4445683	41,857

The site (yellow area) is near level to very gently undulating at RL 64m to RL65m (NZVD2016) with no noticeable change in topographic features indicating consistent subsoil conditions. Current landuse is a mixture of pasture and planted agricultural land. Review of aerial imagery[2] records several residential dwellings and farm sheds, constructed within the central to southern areas of the site with associated driveways and farm access ways providing access to these structures.

The site is bordered to the north by Stages 1-3 of the Maea Fields Residential development by developed or future residential properties, existing residential properties to the west, Banks Road to the south. To the east, an existing dry stormwater detention and soakage pond, constructed as part of Stage 1 & 2 of Maea Fields is present. The stormwater area is up to approximately 6.5m deep with the cut batter slopes graded to approximately 17°, naturally vegetated with no obvious signs of groundwater in the base recorded on aerial imagery.

Formal access to the site is off Banks Road, however an access track located along the western boundary is also present.

The nearest watercourse to the site is the Mangawhero Stream approximately 1km to the southeast and located within a deeply incised, approximately 20m deep gully.

Review of publicly available historical aerial photographs on the Retrolens viewer[3] indicates that the site was in pasture and used for grazing purposes during the 1940s (earliest available image). The site appears to have been used as grazing or agricultural land since 1960 and has remained relatively unchanged, other than periodic construction of dwellings, sheds or access tracks with no evidence of significant earthworks or construction until the present day has occurred within the site area.

The current general landform, together with the associated features located within and adjacent to the site is presented on the attached Geotechnical Investigation Plan as ***Drawing 01.***

[2] Matamata Piako District Council GIS, https://experience.arcgis.com/, accessed 13-11-2025.
[3] Retrolens https://retrolens.co.nz/, accessed 13-11-2025.

3.0 PROPOSED DEVELOPMENT

A copy of the Reset masterplan is provided in ***Appendix C.*** Based on these plans, the intent is to rezone the site from rural to residential with a possible future development comprising a residential subdivision to create approximately 430 lots, between 325 - 450m^2 in area, with associated internal roads and a central park area.

CMW has been supplied with the Lysaght Engineering Servicing Assessment Report[4] with the following summarised below:

- The draft earthworks plan depicts only minor cuts or fills of up to 2.0m depth may be required to form a near level or gently sloping development area.
- Stormwater from the proposed residential lots in up to a 10-year storm event will be collected and disposed to ground soakage within the individual properties. It is understood that larger storm events and runoff from roading and reserve areas outside of the residential lots will be directed to specifically designed future stormwater reserve areas.
- Wastewater from the new lots is expected to be connected to the council reticulated network.

4.0 FIELD INVESTIGATION

Field investigations were undertaken on 22 October 2025 following an onsite service clearance. Site investigations were confined to the eastern quadrant due to access constraints. These investigations were compared with results from the adjacent Stages 1-3 of the Maea Fields Residential development to assess variability.

All fieldwork was carried out under the direction of CMW Geosciences in general accordance with NZGS specifications[5] and logged in accordance with NZGS guidance[6].

The scope of fieldwork completed was as follows:

- A CMW geotechnical engineer undertook a site walkover to assess the general landform and site conditions,
- Four (4) Cone Penetrometer Tests (CPTs), denoted CPT01 and CPT04, were pushed to a depth of 20m to define the ground model and assist with settlement and liquefaction analyses. Results of the CPTs, presented as traces of tip resistance (qc), friction resistance (fs), friction ratio and porewater pressure (u) are presented in ***Appendix D***.
- Five (5) hand auger boreholes, denoted HA01 to HA05, were drilled using a 50mm diameter auger to target depths of up to 2.5m to 5.0m below existing ground levels to visually observe the near surface soil profile and to facilitate Shear Vane or Dynamic Cone Penetrometer (DCP) and soil permeability testing. Engineering logs of the boreholes, together with strength test results, are presented in ***Appendix D***.
- Three in-situ constant head permeability test was carried out to a depth of 5.0m in S01, 2.5m in S02 & 3.9m in S03. The test was carried out by reaming the existing hand auger boreholes out to 90mm diameter, installing a perforated PVC pipe, pre-soaking, then filling the holes with water and monitoring then maintaining a constat head of water. Results of the constant head permeability test are presented in ***Appendix D.***

The approximate locations of the test locations are shown on the Geotechnical Investigation Plan ***Drawing 01***.

[4] Lysaght, Plan Change 64 – Banks Road Residential Rezoning, LCL Ref 225294, Rev 2, dated 12-12-2025.
[5] NZ Geotechnical Society (2017) NZ Ground Investigation Specification, Volume 1 – Master Specification
[6] NZ Geotechnical Society (2005), Field Description of Soil and Rock, Guideline for the field classification and description of soil and rock for engineering purposes

5.0 GROUND MODEL

5.1 Published Geology

The published geological map[7] for the area depicts the regional geology as comprising 'laminated, cross-bedded, fluvial sands and gravels, dominated by fragments of pumice and ash' of the Pleistocene-aged Hinuera Formation (Q3a) as illustrated in Figure 2 below. The Hinuera Formation is expected to be underlain by ignimbrite (weak volcanic rock) at depth.

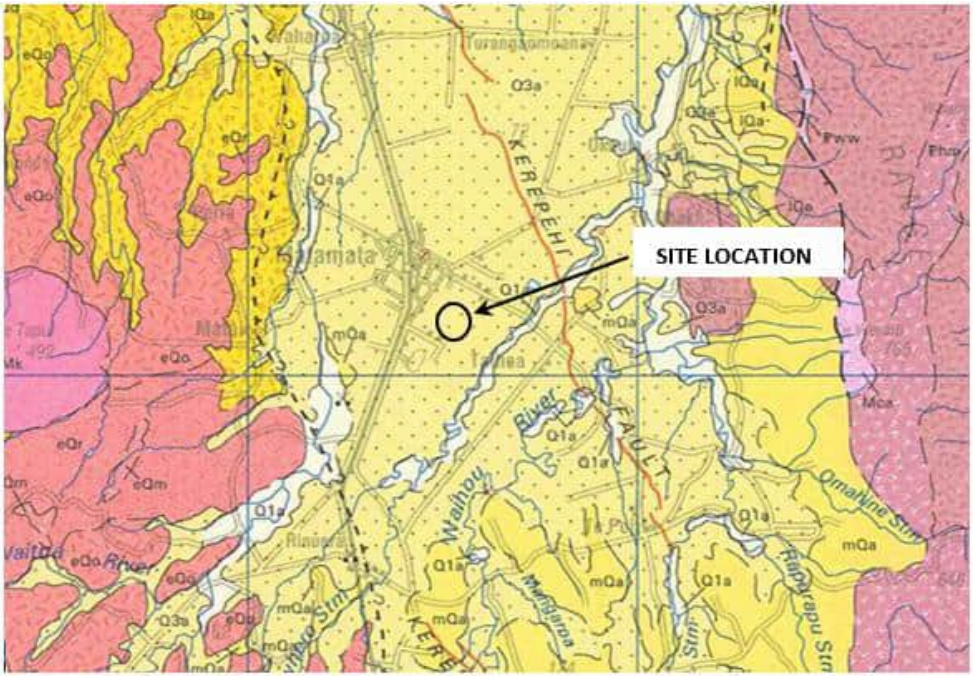


Figure 2: Regional Geology

5.2 Geomorphology

The landform within and surrounding the site comprises broad, near-level braided river channel topography. The site is bisected by low ridges and shallow swales which appear to have formed by recent fluvial and/or aeolian processes.

5.3 Stratigraphic Units

The ground conditions encountered and inferred from the field investigation were generally consistent with the published geology for the area and can be generalised according to the following subsurface sequences as presented in Table 2.

[7] Leonard, Begg and Wilson (2010), QMap Geology of the Rotorua Area, GNS, 1:250 000 Geological Map 5.

Table 2: Summary of Stratigraphic Units

Unit	Depth to top (m)		Thickness (m)*	
	Min	Max	Min	Max
Topsoil – Organic SILT	0.0	0.1	0.25	0.4
Hinuera Formation Upper Silt – Firm to hard clayey silt and silt	0.25	0.4	0.2	0.8
Hinuera Formation Upper Sand – Loose to medium dense sand	0.7	3.0	0.3	0.9
Hinuera Formation Silt – Very stiff sandy silt[1]	3.3		0.5	
Hinuera Formation Sand –Medium dense to dense sand[2]	1.8	3.8	1.1	>14

Notes:

* Depth to top and thickness only recorded where base of strata has been confirmed
1. Encountered in HA01 only
2. Based on CPT traces

5.4 Groundwater

During the investigations, groundwater was not encountered within any of the hand auger boreholes. Groundwater was measured in a number of the CPTs at the depths provided in Table 3 below. Groundwater could not be measured at some CPT locations due to hole collapse and at these locations the groundwater depth was inferred from the CPT pore pressure trace.

The water encountered at CPT03 is interpreted to be a localised perched groundwater table, as it was significantly higher than the regional groundwater level indicated by CPT data and other measurements and was not encountered in the other investigations. It is however understood that a similar perched groundwater level was encountered at the Calcutta Farms Subdivision[8] (Maea Fields Stage 1-3) observed to lie above a relatively impermeable silt horizon at approximately 5m depth. Localised seasonal perched groundwater layers have also been noted by CMW on other sites in and around Matamata.

Table 3: Groundwater Data

Test Location	Groundwater Depth (mbgl)	Groundwater Level Elevation (m RL)	Measured or Inferred
CPT01	11.2	53.5	Measured
CPT02	11.4	53.1	Inferred
CPT03 (perched)	4.1	60.5	Measured
CPT03	12.0	52.7	Inferred
CPT04	13.8	50.5	Inferred

For the purposes of this assessment, we have adopted a regional groundwater level between RL50.5m to RL53.7m, or approximately 11m to 13.5m below the existing ground surface. The effects of a perched groundwater layer as encountered in CPT03 are also considered in the liquefaction analyses presented below.

[8] CMW Geotechnical Investigation Report, Calcutta Farms Subdivision, TGA2022-0318AB Rev 0, dated 18 April 2023.

5.5 Soil Permeability

Soakage Testing in S01 to S03 have been analysed using the Matamata Piako District Council soakage method. Calculations are provided in ***Appendix D***, and the average soakage rates from each test are summarised below.

As noted on the table, falling head tests were unable to be performed within S01 and S03 due to permeability rates exceeding input flow rates to establish the minimum water level as per the MPDC soakage method.

The results provided are un-factored. A reduction factor of at least 0.5 should be applied to obtain the design soakage rate, per Section 4.2.13.c of the Regional Infrastructure Technical Specification (RITS).

Table 4: Soakage Test Results

Test Location	Borehole Depth (m)	Soil Type	Hydraulic Conductivity (k) (m/sec)
HA01/S01*	5.0	Sand	$5.6x10^{-4}$
HA02/S02	2.5	Sand	$2.7x10^{-5}$
HA04/S03*	3.9	Sand	$3.4x10^{-4}$
Notes: * Constant head tests were undertaken as the test was unable to reach 0.5m of surface as per MPDC soakage design guide.			

6.0 GEOHAZARDS ASSESSMENT

6.1 Risk Assessment

Section 106 of the Resource Management Act (RMA) requires an assessment of the risk from natural hazards to be carried out when considering the granting of a subdivision consent. S106 RMA specifically states that the assessment must consider the combined effect of the natural hazard likelihood and material damage to land or structures (consequence).

The following sections of this report provide an assessment of the geohazards relevant to this site in accordance with the National Policy Statement for Natural Hazards 2025 and provides the basis for the Natural Hazards Risk Assessment presented in ***Appendix G.***

6.2 Seismic Site Subsoil Category

The geological units encountered beneath the site comprise soil strength materials, which with respect to the seismic site subsoil category defined in Section 3.1.3 of NZS1170.5, are defined as having an unconfined compressive strength (UCS) < 1 MPa. Based on the ground conditions encountered the seismic site subsoil category is assessed as being Class D (deep soil site) in accordance with NZS1170.5.

6.3 Seismicity

Seismic Peak Ground Acceleration (PGA) values and earthquake magnitudes for geotechnical analyses were assessed in accordance with NZGS guidance[9] as presented in Table 3 below. The Ultimate Limit State (ULS), Serviceability Limit State (SLS) PGAs and magnitudes were assessed based on an importance level (IL) 2 structure with a 50-year design life in accordance with the New Zealand Building Code.

[9] Earthquake Geotechnical Engineering Practice, Module 1: overview of modules", (November 2021)

Table 5: Design Peak Ground Acceleration (PGA) for Various Limit States

PGA Assessment Method	Limit State	AEP	PGA(g)	$Magnitude_{eff}$
MBIE Module 1	SLS	1/25	0.07	5.9
	ULS	1/500	0.30	
Note: AEP = annual exceedance probability				

6.4 Fault Rupture

The Institute of Geological and Nuclear Sciences (GNS) active faults database shows the nearest known active fault is the Kerepehi Fault (ref. #2062). This fault is located approximately 3.0km east of the development. It is thought to have a recurrence interval of 2,000 to 3,500 years.

Given the recurrence interval of the fault and distance from the site, it is considered to be a medium risk for the development and has not been assessed further.

6.5 Liquefaction

6.5.1 Methodology

In accordance with MBIE/NZGS guidance[10] the liquefaction susceptibility of the soils at this site was assessed with respect to geological age and compositional (soil fabric and density) criteria, based on the following assumptions:

- Only saturated soils below the inferred groundwater level of 11m below ground level were modelled as being susceptible to liquefaction.
- In accordance with MBIE/NZGS guidance and in the absence of site-specific shear wave velocity measurements, no aging / strength gain factor has been applied.
- For this project, a cut-off threshold soil behaviour type index value (Ic) of 2.6 was used to distinguish between liquefiable (Ic<2.6) and non-liquefiable (Ic>2.6) soils.
- Specific liquefaction analyses were undertaken using the Boulanger and Idriss (2014) method. The cyclic stress ratio (CSR), being a function of the earthquake magnitude for the design return period event, was compared to the cyclic resistance ratio (CRR), being a function of the CPT cone resistance (qc) and friction ratio (Fr).
- With respect to liquefaction response, consideration was given to a 10m cut-off depth to estimate index settlements as per MBIE[11] guidance (foundation technical categories). These were compared to liquefaction settlement estimates over the full depth range of the CPT's with a depth weighting factor applied to volumetric strains (e_v) ranging from 1 at the ground surface to 0 at 20m depth.
- Free-field liquefaction induced settlements were determined in accordance with Zhang et al. (2002).

6.5.2 Results

Liquefaction results are presented in ***Appendix E*** and can be summarised in Table 6 below.

[10] Earthquake Geotechnical Engineering Practice, Module 3: Identification, assessment and mitigation of liquefaction hazards", (November 2021)
[11] Repairing and Rebuilding House affected by the Canterbury Earthquakes", (December 2012)

Table 6: Liquefaction Analyses Results

CPT No.	SLS Settlement (mm)	ULS Total Settlement (mm)*	ULS Index Settlement (mm)*	ULS Index Settlement due to Perched Groundwater Layer (mm)**
CPT01	<5	30	<5	-
CPT02	<5	20	<5	-
CPT03	<5	20	<5	10
CPT04	<5	10	<5	-

Note: Values have been rounded to nearest 5mm

*Based on expected regional groundwater conditions encountered in the majority of investigations (RL52 – RL53m).

** Indicates additional effects of a 1m thick perched groundwater layer between 4.0m – 5.0m depth (RL60.5m).

The calculations indicate that there is a very low likelihood of adverse effects due to liquefaction at this site in a SLS earthquake. There is potential for some liquefaction in a ULS level event, although the large majority of this would occur below 11m to 13.5m depth due to the depth of the regional groundwater table. Should a seasonal perched groundwater layer be present at the time of a ULS earthquake, this may result in minor additional settlement of 10mm and observed effects at the ground surface.

Based on the above, the site would be classified as a Technical Category 1 (TC1) site per the MBIE guidelines for the Canterbury earthquake rebuild[8]. This classification is not changed by the inclusion of the seasonal perched groundwater layer in the analyses.

These results are consistent with Stages 1 – 3 of the Maea Fields development where GIR liquefaction results recorded a TC1 category designation.

6.6 Lateral Spread

Given the near level nature of the landform and the deep groundwater table, the risk of lateral spreading affecting the proposed development was assessed to be low and has not been considered further.

6.7 Slope Stability

The landform surrounding the proposed development area is generally level, with no significant drains or steep slopes other than an abandoned pit located beyond the eastern boundary, with the topography consistent with the adjacent Maea Fields development to the north.

It is understood the cut material from the stormwater detention and soakage pond was used as a fill source for Stages 1 – 3 of the Maea Fields development. The depth of the pit is estimated at 6.5m high, with slopes batters graded at 17° and groundwater regime below the base of the stormwater detention and soakage pond. While the risk of deep-seated slope instability impacting the site is considered to be low, further slope stability assessment is required to determine if any future building setbacks are required from the stormwater detention and soakage pond as part of subdivision and building consent.

6.8 Static Settlement

Static settlements occur as a response to loading from both the weight of the building (structural loads) as well as any subfloor fill loads, with the magnitude of settlement governed by the load applied and the stiffness of the underlying soils.

Static settlement analyses were completed for the proposed future dwellings using the proprietary software CPeT-IT which calculates the change in vertical stress based on Boussinesq distribution, with the 1-D constrained modulus estimated from CPT tip resistance (qc).

Settlement analyses have been carried out for the following assumed two storey building loads and geometry:

- Unfactored widespread load of 10kPa for the footprint of the dwelling (15 wide X 15m long).

The static settlement analysis results are presented in ***Appendix F*** which depict less than 20mm of total settlement occurring for the above load case. At this magnitude, differential settlements are anticipated to be within NZ Building Code Limits of 1:240 (i.e. less than 25mm differential settlement per 6m horizontal length).

Review of Maea Fields Stage 1 – 3 GIR settlement analysis which had applied a nominal fill depth of 2.0m thick, recorded settlement magnitudes less than 25mm, and therefore should filling up to this depth be required, the results are expected to be similar.

Given the predominantly sandy nature of the site subsoils, it is expected that most static settlement will occur rapidly (i.e. during earthworks).

6.9 Subgrade CBR

The Hinuera silts are highly sensitive and degrade rapidly with trafficking or exposure to moisture ingress. Where traffic can be left off these materials, they are moisture conditioned, recompacted at optimum moisture contents and located at least 1m above the peak winter water table, there could be some opportunity to use them as a pavement subgrade material. Following earthworks and subgrade trimming, a CBR of approximately 2% to 3% is anticipated for the Hinuera silt subsoils. Where in sand, a CBR of approximately 4% to 6% is anticipated.

6.10 Earthworks

All earthwork activities must be carried out in general accordance with NZS 4431:2022 and the requirements of the RITS under the guidance of a Chartered Professional Geotechnical Engineer. As stipulated in NZS3604:2011, where cut and fill thickness exceed 0.6m deep, these works shall be undertaken under the guidance and testing of a Chartered Geotechnical Engineer.

6.10.1 Re-use of Onsite Materials

The silts that will be encountered with the shallow earthworks cuts below the topsoil should be suitable for re-use as engineered fill. However, it is of note that these soils are sensitive which can make them challenging to earthwork. These materials can be used within engineered fills although an amount of moisture conditioning, blending and compaction effort will likely be required.

Where sands are exposed within shallow cuts, these will be suitable for re-use as engineered fill and should require less moisture conditioning.

6.11 Foundations

Once bulk earthworks are completed, a preliminary geotechnical ultimate bearing pressure of 300kPa should be available for shallow residential foundations constructed within both the natural cut ground and engineered fill areas.

Typical foundations in accordance with NZS3604:2011 should be appropriate across the site subject to site specific testing and verification at subdivision consenting.

There may be areas where localised variations in shear strength within the natural cut ground occur Depending on the location and depth of cut in the final design, the proposed earthworks may also expose areas of loose sandy soils which may require remediation or compaction under the direction of the project Geotechnical Engineer.

It should be noted that lower strength soils (less than 300 kPa) were encountered at one test location (HA02) as well as within discrete areas of the Maea Fields Stage 1 – 3 development.

Further geotechnical investigation and site-specific testing is required as part of subdivision and building consent to confirm material composition, available bearing capacity and appropriate foundation design.

6.12 Stormwater

The proposed site is considered suitable for disposal of stormwater via on-site soakage. Average soakage rates exceeded $2.7x10^{-5}$ (m/sec).

Systems should be designed by a Chartered Civil Engineer (CPEng) in accordance with the RITS and using the soakage data provided in Section 5.5.

Further site testing across the site for verification is required at resource & building consent.

7.0 STATEMENT OF PROFESSIONAL OPINION

In summary, and with respect to the specific conclusions and recommendations of this report, the proposed site is considered to be geotechnically acceptable to be rezoned for residential land use development purposes.

A copy of the Statement of Professional Opinion is presented in ***Appendix B.***

8.0 FURTHER WORK

It is recommended that further geotechnical investigation is undertaken within the remainder of the FRPA area to verify the assumptions made in this report at resource consent stage including:

- Determination of the groundwater regime;
- Liquefaction Analysis;
- Settlement Analysis;
- Bearing Capacity verification;
- Slope stability analysis adjacent to the pit wall;
- Soil Permeability; and
- Suitability of site won materials for reuse in bulk earthworks

Site testing is expected to comprise deep testing (CPT), and shallow (Hand auger and Test Pit excavations) with allowance for laboratory testing to verify the assumptions made in this report.

9.0 CLOSURE

This report has been prepared for use by KA Matamata Limited Partnership in relation to the Banks Road, Matamata project in accordance with the scope, proposed uses and limitations described in the report. Should you have further questions relating to the use of your report please do not hesitate to contact us.

Where a party other than KA Matamata Limited Partnership seeks to rely upon or otherwise use this report, the consent of CMW should be sought prior to any such use. CMW can then advise whether the report and its contents are suitable for the intended use by the other party.

USING YOUR CMW GEOTECHNICAL REPORT

Geotechnical reporting relies on interpretation of facts and collected information using experience, professional judgement, and opinion. As such it generally has a level of uncertainty attached to it, which is often far less exact than other engineering design disciplines. The notes below provide general advice on what can be reasonably expected from your report and the inherent limitations of a geotechnical report.

Preparation of your report

Your geotechnical report has been written for your use on your project. The contents of your report may not meet the needs of others who may have different objectives or requirements. The report has been prepared using generally accepted Geotechnical Engineering and Engineering Geology practices and procedures. The opinions and conclusions reached in your report are made in accordance with these accepted principles. Specific items of geotechnical or geological importance are highlighted in the report.

In producing your report, we have relied on the information which is referenced or summarised in the report. If further information becomes available or the nature of your project changes, then the findings in this report may no longer be appropriate. In such cases the report must be reviewed, and any necessary changes must be made by us.

Your geotechnical report is based on your project's requirements

Your geotechnical report has been developed based on your specific project requirements and only applies to the site in this report. Project requirements could include the type of works being undertaken; project locality, size and configuration; the location of any structures on or around the site; the presence of underground utilities; proposed design methodology; the duration or design life of the works; and construction method and/or sequencing.

The information or advice in your geotechnical report should not be applied to any other project given the intrinsic differences between different projects and site locations. Similarly geotechnical information, data and conclusions from other sites and projects may not be relevant or appropriate for your project.

Interpretation of geotechnical data

Site investigations identify subsurface conditions at discrete locations. Additional geotechnical information (e.g. literature and external data source review, laboratory testing etc) are interpreted by Geologists or Engineers to provide an opinion about a site specific ground models, their likely impact on the proposed development and recommended actions. Actual conditions may differ from those inferred to exist due to the variability of geological environments. The actual interface between materials may be far more gradual or abrupt than assumed based on the facts obtained. Nothing can be done to change the actual site conditions which exist, but steps can be taken to reduce the impact of unexpected conditions. Interpretation of factual data can be influenced by design and/or construction methods. Where these methods change review of the interpretation in the report may be required.

Subsurface conditions can change

Subsurface conditions are created by natural processes and then can be altered anthropically or over time. For example, groundwater levels can vary with time or activities adjacent to your site, fill may be placed on a site, or the consistency of near surface conditions might be susceptible to seasonal changes. The report is based on conditions which existed at the time of investigation. It is important to confirm whether conditions may have changed, particularly when large periods of time have elapsed since the investigations were performed.

Interpretation and use by other design professionals

Costly problems can occur when other design professionals develop their plans based on misinterpretations of a geotechnical report. To help avoid misinterpretations, it is important to retain the assistance of CMW to work with other project design professionals who are affected by the contents of your report. CMW staff can explain the report implications to design professionals and then review design plans and specifications to see that they have correctly incorporated the findings of this report.

Your report's recommendations require confirmation during construction

Your report is based on site conditions as revealed through selective point sampling. Engineering judgement is then applied to assess how indicative of actual conditions throughout an area the point sampling might be. Any assumptions made cannot be substantiated until construction is complete. For this reason, you should retain geotechnical services throughout the construction stage, to identify variances from previous assumption, conduct additional tests if required and recommend solutions to problems encountered on site.

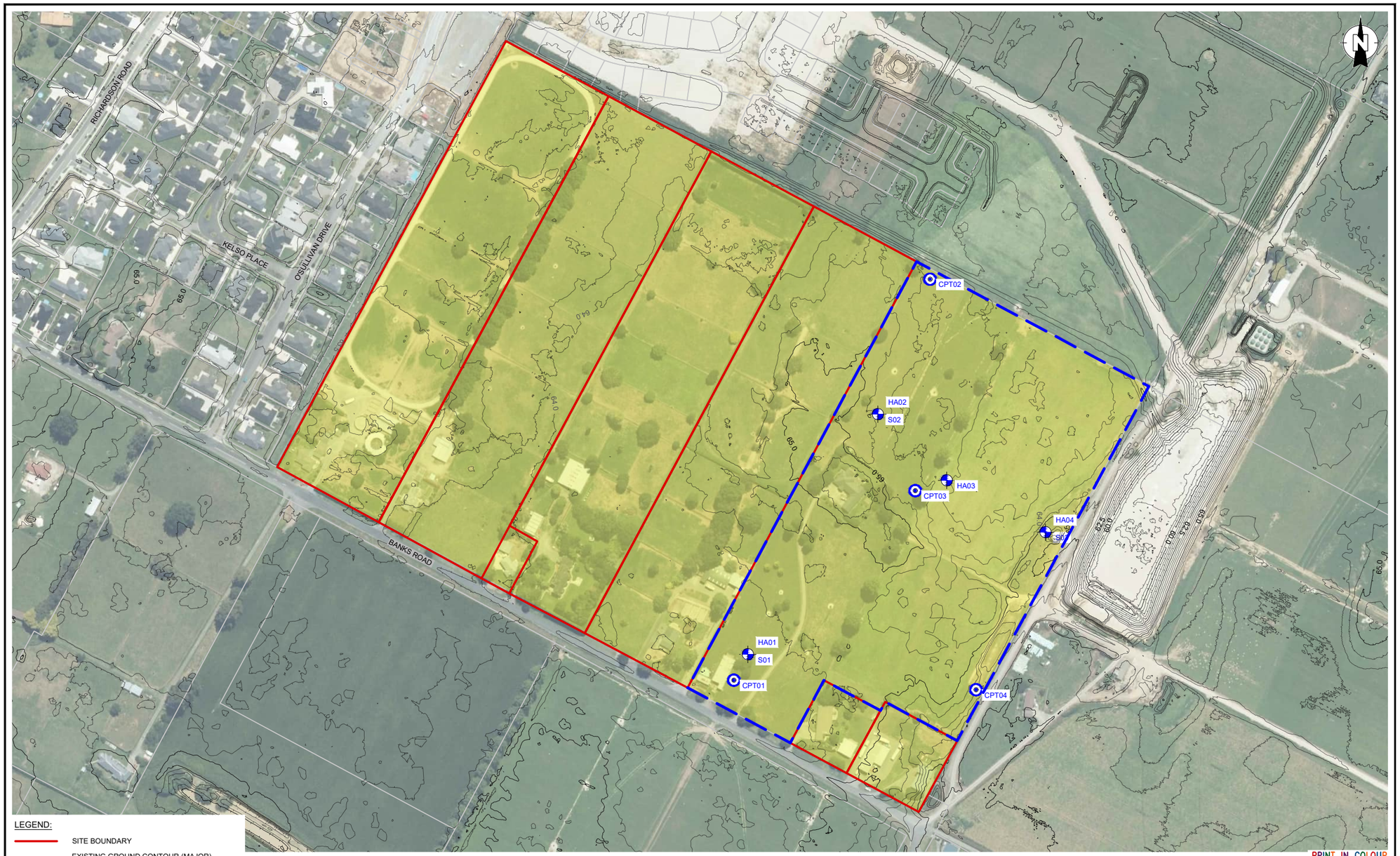
A Geotechnical Engineer, who is fully familiar with the site and the background information, can assess whether the report's recommendations remain valid and whether changes should be considered as the project develops. An unfamiliar party using this report increases the risk that the report will be misinterpreted.

Environmental matters are not covered

Unless specifically discussed in your report environmental matters are not covered by a CMW Geotechnical Report. Environmental matters might include the level of contaminants present of the site covered by this report, potential uses or treatment of contaminated materials or the disposal of contaminated materials. These matters can be complex and are often governed by specific legislation.

The personnel, equipment, and techniques used to perform an environmental study can differ significantly from those used in this report. For that reason, our report does not provide environmental recommendations. Unanticipated subsurface environmental problems can have large consequences for your site. If you have not obtained your own environmental information about the project site, ask your CMW contact about how to find environmental risk-management guidance.

APPENDIX A
Drawings



LEGEND:

- SITE BOUNDARY
- EXISTING GROUND CONTOUR (MAJOR)
- EXISTING GROUND CONTOUR (MINOR)
- CMW 2025 INVESTIGATION LOCATION EXTENT
- FRPA AREA
- HA01 HAND AUGER (HA) LOCATION
- CPT01 CONE PENETROMETER TEST (CPT) LOCATION
- S01 SOAKAGE TEST LOCATION

NOTES:

1. AERIAL IMAGE COURTESY OF LINZ - WAIKATO 0.3m RURAL AERIAL PHOTOS (2021-2024).
2. SCHEME PLAN SHOWN INDICATIVELY FROM MONOCLE, BRIEFING NOTE, FIGURE 1, DATED 11 SEPTEMBER 2025.
3. EXISTING GROUND CONTOURS CREATED FROM LINZ - NEW ZEALAND LIDAR 1m DEM, CONTOURS SHOWN IN 0.5m INTERVALS.
4. CRS: NZGD MOUNT EDEN 2000. VERTICAL DATUM IN TERMS OF NZVD2016.
5. TEST LOCATIONS ARE INDICATIVE ONLY.

CMW PARCEL REFERNCE

N 1:3000 0 30 60 90 120 150 m

PRINT IN COLOUR

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CLIENT: KA MATAMATA LIMITED PARTNERSHIP		DRAWN: IW/JRS	PROJECT: TGA2025-0152
PROJECT: MATAMATA PRIVATE PLAN CHANGE		CHECKED: TC	DRAWING: 01
		REVISION: A	SCALE: 1:3000
TITLE: GEOTECHNICAL INVESTIGATION PLAN		DATE: 20/11/2025	SHEET: A3 L

\\cmwgeosciences.sharepoint.com@SSL\DavWWWRoot\sites\TaurangaOffice\Shared Documents\Tauranga Project Documents\2025\TGA2025-0152 FRPA Stage 4 Banks To Mangawhero Road, Matamata\Drawings\TGA2025-0152 GI PLAN_20.11.25.dwg

APPENDIX B
Statement of Professional Opinion

To: **The District Engineer**
Matama Piako District Council
Private Bag
Matatama

STATEMENT OF PROFESSIONAL OPINION AS TO SUITABILITY OF LAND FOR SUBDIVISION DEVELOPMENT

Subdivision: FRPA Stage 4

Owner/Developer: Classic Builders Ltd

Location: Cameo Place, Matamata

I, Robert Taylor (Full Name) of CMW Geotechnical NZ Limited, (Name & Address of Firm) 116 Cameron Road, Tauranga

hereby confirm that:

I am a Registered Engineer experienced in the field of soils engineering and more particularly land slope and foundation stability as applicable and was retained by the owner/developer as the Soils Engineer on the above subdivision development.

Site investigations have been carried out under my direction and are described in my report dated 12 June 2026 TGA2025-0152AB Rev 6

~~I am aware of the details of the proposed scheme of subdivision development and of the general nature of proposed engineering works as shown on the following drawings.~~
~~my report dated~~

In my professional opinion, not to be constructed as a guarantee, I certify that the proposed works give due regard to land slope and foundation stability considerations and that the land is suitable for the proposed sub-division development, providing that: a) The recommendations provided in my report dated 12 June 2026 TGA2025-0152AB Rev 6 adequately implemented.

This professional opinion is furnished to the Council and the owner/developer for their purposes alone, on the express conditions that it will not be relied upon by any other person and does not remove the necessity for further inspection during the course of the works.

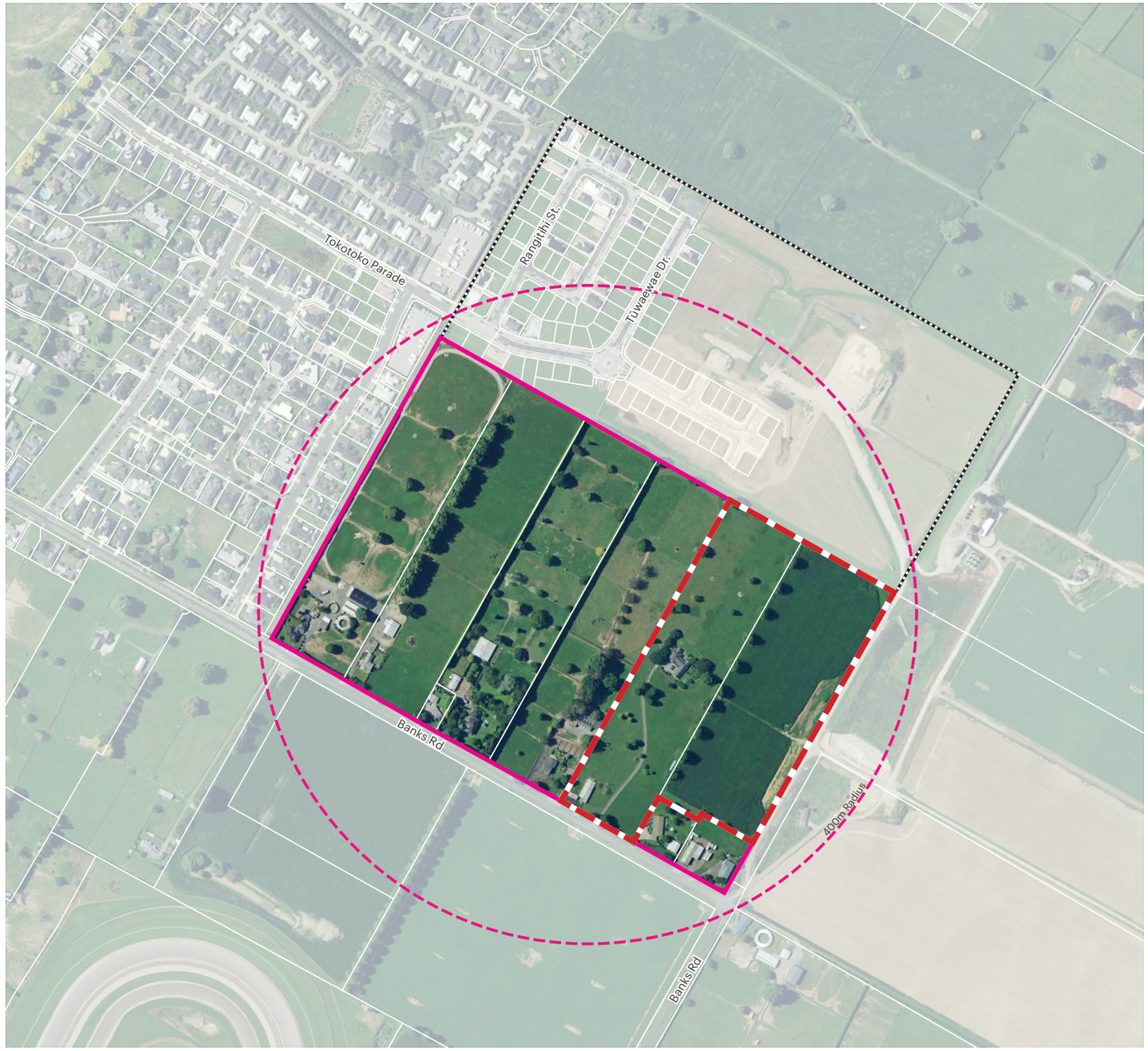
Signed: _____

Date: 12 June 2026

APPENDIX C
Development Plans

Site Analysis

Aerial & Site Photos



Legend

- PPC Site
- KA Matamata Landholding
- Maea Fields Development
- 5-min Walking Catchment

Scale 1:5,000 @ A3

N

Indicative Masterplan

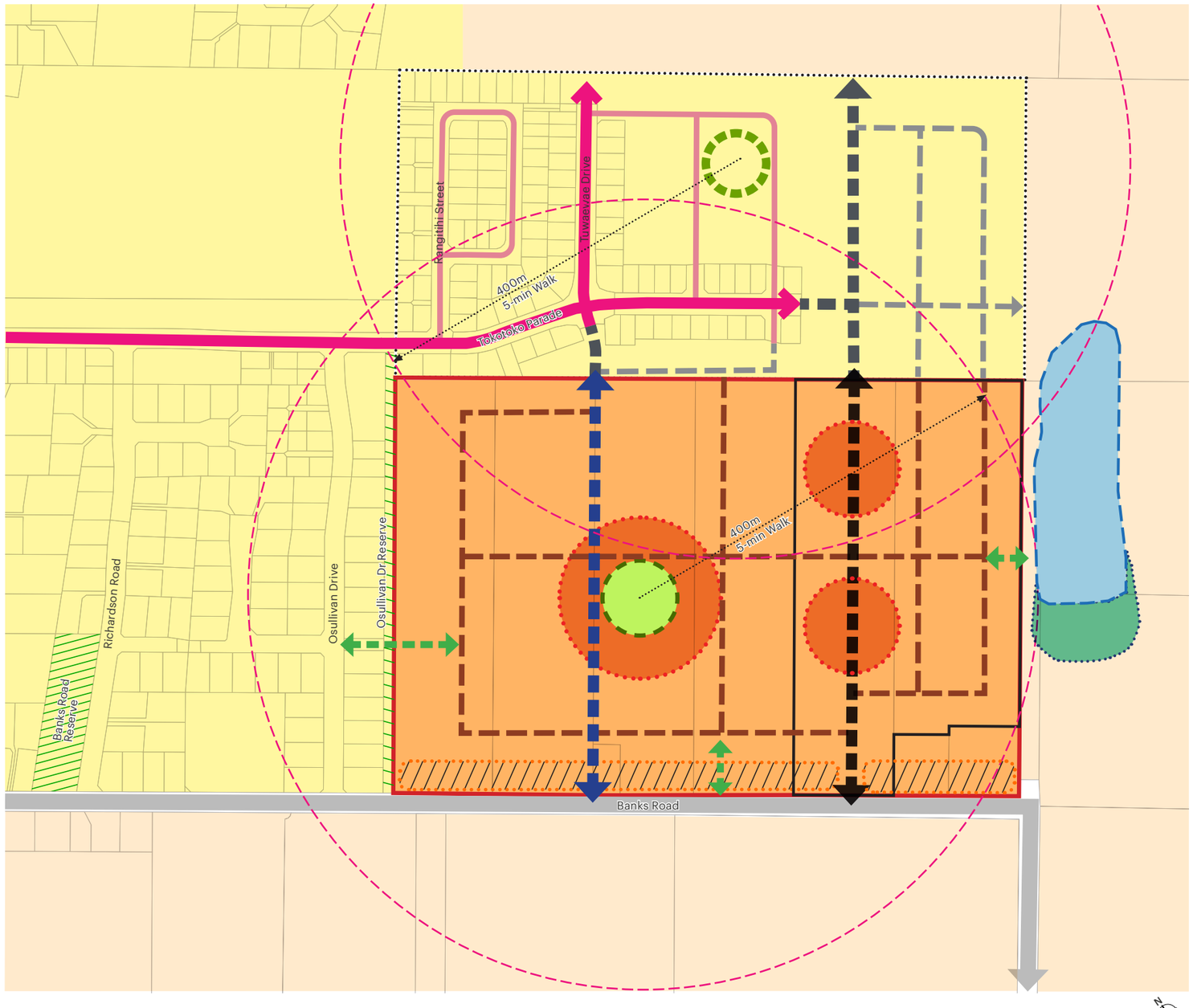
PPC Land Area: 26.3ha

Estimated Lot Yield: 430 Lots

Density: 16.3 lots/ha

Legend

- PPC Area
- KA Matamata Landholding
- Maea Fields Stage 1-3
- Existing Collector Road
- Existing Local Road
- Future Collector Road (within Maea Fields)
- Future Local Road (within Maea Fields)
- Existing Residential Zone
- Rural Zone
- Proposed Residential (Lot size 325-450m²)
- Proposed Residential (Lot size no less than 400m²)
- Potential area to include smaller lots (<400m²)
- Existing Reserve
- Proposed Collector Road 1 (20m)
- Proposed Collector Road 2 (20m)
- Proposed Indicative Local Road (17-18m)
- Consented Maea Fields Stomwater Park & Playground
- Indicative Neighbourhood Park/ Stormwater Park
- Indicative Pedestrian/Cycle Connection
- Consented Stormwater Pond
- Potential Stormwater Pond Extension
- 5-min Walking Catchment



Scale 1:4,000 @ A3

APPENDIX D
Investigation Data

HAND AUGER BOREHOLE LOG - HA01/S01

Client: KA Matamata Limited
Project: FRPA Stage 4 Banks to Mangawhero Road, Matamata
Site Location: Stage 4 Banks to Mangawhero Rd, Matamata
Project No.: TGA2025-0152
Date: 22/10/2025
Borehole Location: Refer to Site Plan Logged by: IDW Checked by: TC Scale: 1:25 Sheet 1 of 1
Position: 1844748.3mE; 5809480.6mN Projection:
Elevation: m Datum: Survey Source: Hand-held GPS

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Groundwater	Samples & Insitu Tests: Depth	Samples & Insitu Tests: Type & Results	RL (m)	Depth (m)	Graphic Log	Material Description	Moisture Condition	Consistency/ Relative Density	Dynamic Cone Penetrometer (Blows/100mm)
						OL: Organic SILT: with some rootlets. Dark brown. Non-plastic. (TS)			1
	0.3	Peak = 97kPa Residual = 23kPa				ML: SILT: with some fine sand. Light orange-brown. Non-plastic. (Hinuera Formation)		St to VSt	2
	0.6	Peak = 165kPa Residual = 29kPa							2
									2
									2
									2
						SP: fine to medium SAND: with minor silt. Light orange-brown. Poorly graded. (Hinuera Formation)			1
	0.9	Peak = 67kPa Residual = 23kPa		1				L	3
									2
									2
	1.2	Peak = 108kPa Residual = 40kPa				ML: SILT: with some fine sand. Light orange-brown mottled orange. Non-plastic. (Hinuera Formation)		VSt	3
									3
									3
						SP: fine to medium SAND: with minor silt. Light grey. Poorly graded. (Hinuera Formation)			5
	1.6	Peak = 110kPa Residual = 42kPa							4
									6
									5
									6
				2				MD	6
									5
						... at 2.30m, becoming fine, some silt.			3
									3
									3
									3
	2.5	Peak = 179kPa Residual = 56kPa				MH: Clayey SILT: Light yellowish brown mottled orange. High plasticity. (Hinuera Formation)	M		3
								VSt	4
									4
						SP: fine to medium SAND: with minor silt. Light grey. Poorly graded. (Hinuera Formation)			4
									5
				3				MD	3
									3
	3.2	Peak = 86kPa Residual = 29kPa				... at 3.20m, becoming fine and silty.			4
						SM: Sandy SILT: Light yellowish brown mottled orange. Low plasticity. Sand; fine. (Hinuera Formation)			4
									5
	3.6	Peak = 124kPa Residual = 56kPa						VSt	5
									6
									7
						SP: fine to medium SAND: Dark grey. Poorly graded. (Hinuera Formation)			8
									9
				4					10
									9
									10
								D	9
									7
									7
									8
									10
				5		Borehole terminated at 5.0 m			8

Termination Reason: Target depth reached.
Shear Vane No: 3239 DCP No: 15
Remarks: Groundwater not encountered.

This report is based on the attached field description for soil and rock, CMW Geosciences - Field Logging Guide, Revision 5 - August 2024.

HAND AUGER BOREHOLE LOG - HA02/S02

Client: KA Matamata Limited
Project: FRPA Stage 4 Banks to Mangawhero Road, Matamata
Site Location: Stage 4 Banks to Mangawhero Rd, Matamata
Project No.: TGA2025-0152
Date: 22/10/2025
Borehole Location: Refer to Site Plan Logged by: IE Checked by: TC Scale: 1:25 Sheet 1 of 1
Position: 1844845.3mE; 5809682.5mN Projection:
Elevation: m Datum: Survey Source: Hand-held GPS

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Groundwater	Samples & Insitu Tests: Depth	Samples & Insitu Tests: Type & Results	RL (m)	Depth (m)	Graphic Log	Material Description	Moisture Condition	Consistency/ Relative Density	Dynamic Cone Penetrometer (Blows/100mm)
				0		OL: Organic SILT : dark brown. Low plasticity. (Topsoil)			1, 1
	0.3	Peak = 64kPa Residual = 10kPa				ML: SILT with some clay : orange brown. Low plasticity. (Hinuera Formation)	D to M	St	2, 1, 1
	0.6	Peak = 79kPa Residual = 13kPa							2, 2
	0.9	Peak = 52kPa Residual = 7kPa							1, 1, 1
				1		ML: SILT with some clay and trace sand : light brown. Low plasticity; sand, fine to medium. (Hinuera Formation)			3, 3
	1.2	Peak = 52kPa Residual = 7kPa				SM: Sandy SILT : light brown. Low plasticity; sand fine to coarse. (Hinuera Formation)			3, 3, 3
						SW: fine to coarse SAND with trace silt: greyish brown. Well graded. (Hinuera Formation)	M	MD	3, 3, 3, 3, 4
				2					6, 5, 5
						... at 2.20m, becoming orange brown	M to W		5, 5, 4
						... at 2.40m, becoming greyish brown			4, 5, 8, 9
						Borehole terminated at 2.5 m			
				3					
				4					
				5					

Termination Reason: Target depth reached.
Shear Vane No: 2156 DCP No: 36
Remarks: Groundwater not encountered.

This report is based on the attached field description for soil and rock, CMW Geosciences - Field Logging Guide, Revision 5 - August 2024.

HAND AUGER BOREHOLE LOG - HA03

Client: KA Matamata Limited
Project: FRPA Stage 4 Banks to Mangawhero Road, Matamata
Site Location: Stage 4 Banks to Mangawhero Rd, Matamata
Project No.: TGA2025-0152
Date: 22/10/2025
Borehole Location: Refer to Site Plan Logged by: IE Checked by: TC Scale: 1:25 Sheet 1 of 1
Position: 1844887.2mE; 5809590.3mN Projection:
Elevation: m Datum: Survey Source: Hand-held GPS

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Groundwater	Samples & Insitu Tests: Depth	Samples & Insitu Tests: Type & Results	RL (m)	Depth (m)	Graphic Log	Material Description	Moisture Condition	Consistency/ Relative Density	Dynamic Cone Penetrometer (Blows/100mm)
				0		OL: Organic SILT : dark brown. Low plasticity; contains rootlets. (Topsoil)			1, 1, 2, 2
						... at 0.20m, becoming black			
	0.6	Peak = 58kPa Residual = 4kPa				ML: SILT with some clay : orange brown. Low plasticity. (Hinuera Formation)	D to M	St to VSt	1, 1, 2, 1, 1, 2
	0.9	Peak = 136kPa Residual = 10kPa		1		ML: SILT with trace clay : light brown. Low plasticity. (Hinuera Formation)		F to St	2, 3, 3, 4
	1.2	Peak = 40kPa Residual = 7kPa				SW: fine to coarse SAND with some silt : light brown, mottled orange brown. Well graded. (Hinuera Formation)	M		3, 4, 4, 4, 6, 10, 9, 8, 10, 9, 6, 6, 5, 6, 6, 8, 8, 10, 10, 8, 6, 8, 9, 9, 8, 9, 7, 8, 7, 5, 5, 6, 6, 7, 7
				2		SP: fine to medium SAND : grey. Poorly graded. (Hinuera Formation)			
						SP: fine to medium SAND with some silt: reddish brown. Poorly graded. (Hinuera Formation)			
						SW: fine to coarse SAND with trace silt : greyish brown, mottled orange brown and grey. Well graded. (Hinuera Formation)			
				3				MD to D	
				4			M to W		
						... at 4.40m, becoming dark grey, mottled orange brown			
						SW: fine to coarse SAND : grey, mottled light brown. Well graded. (Hinuera Formation)			
						... at 4.80m, becoming mottled orange brown	W		
				5		Borehole terminated at 5.0 m			

Termination Reason: Target depth reached.
Shear Vane No: 2156 DCP No: 36
Remarks: Groundwater not encountered.

This report is based on the attached field description for soil and rock, CMW Geosciences - Field Logging Guide, Revision 5 - August 2024.

HAND AUGER BOREHOLE LOG - HA04/S04

Client: KA Matamata Limited
Project: FRPA Stage 4 Banks to Mangawhero Road, Matamata
Site Location: Stage 4 Banks to Mangawhero Rd, Matamata
Project No.: TGA2025-0152
Date: 22/10/2025
Borehole Location: Refer to Site Plan Logged by: IE Checked by: TC Scale: 1:25 Sheet 1 of 1
Position: 1844980.1mE; 5809535.7mN Projection:
Elevation: m Datum: Survey Source: Hand-held GPS

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Groundwater	Samples & Insitu Tests: Depth	Samples & Insitu Tests: Type & Results	RL (m)	Depth (m)	Graphic Log	Material Description	Moisture Condition	Consistency/ Relative Density	Dynamic Cone Penetrometer (Blows/100mm)
	0.3	Peak = 211kPa Peak = >211kPa				OL: Organic SILT : dark brown. Low plasticity. (TS)		H	1, 4, 2, 3, 4
	0.6	Peak = 169kPa Residual = 28kPa				ML: SILT with some clay : orange brown. Low plasticity. (Hinuera Formation)	D to M		2, 2, 2, 2, 2, 2
	0.9	Peak = 91kPa Residual = 10kPa		1				St to VSt	4, 4, 4, 4, 5, 5
	1.2	Peak = 73kPa Residual = 22kPa				... at 1.30m, becoming grey ... at 1.40m, contains minor fine sand			4
	1.6	Peak = 97kPa Residual = 13kPa				SM: silty fine SAND : greyish white, mottled orange brown. Poorly graded. (Hinuera Formation)		MD	4, 4, 4, 6, 5, 6, 6, 7, 6, 6, 6, 5
				3		SP: fine SAND with trace silt : orange brown. Poorly graded. (Hinuera Formation)	M	MD to D	6, 9, 7, 7, 9, 8, 9, 8, 9
				4		Borehole terminated at 4.0 m			
				5					

Termination Reason: Target depth reached.
Shear Vane No: 2156 DCP No: 36
Remarks: Groundwater not encountered.

This report is based on the attached field description for soil and rock, CMW Geosciences - Field Logging Guide, Revision 5 - August 2024.

HAND AUGER BOREHOLE LOG - HA05

Client: KA Matamata Limited
Project: FRPA Stage 4 Banks to Mangawhero Road, Matamata
Site Location: Stage 4 Banks to Mangawhero Rd, Matamata
Project No.: TGA2025-0152
Date: 22/10/2025
Borehole Location: Refer to Site Plan Logged by: IDW Checked by: TC Scale: 1:25 Sheet 1 of 1
Position: 1844748.3mE; 5809480.6mN Projection:
Elevation: m Datum: Survey Source: Hand-held GPS

CMW Geosciences
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Groundwater	Samples & Insitu Tests: Depth	Samples & Insitu Tests: Type & Results	RL (m)	Depth (m)	Graphic Log	Material Description	Moisture Condition	Consistency/ Relative Density	Dynamic Cone Penetrometer (Blows/100mm)
	0.3	Peak = 192kPa Peak = >192kPa		0		ML: SILT: with some fine sand. Light orange-brown mottled brown. Non-plastic. (Topsoil)			1, 1
	0.6	Peak = 110kPa Residual = 29kPa				ML: SILT: with minor clay. Light orange-brown. Moderate plasticity. (Hinuera Formation)	D to M		1, 3, 3, 2, 1, 2, 1
	0.9	Peak = 138kPa Residual = 29kPa		1		... at 1.40m, becoming light yellowish grey		VSt	3, 3, 3, 3, 4, 3
						SM: Silty fine SAND: Light yellowish grey mottled orange. Poorly graded. (Hinuera Formation)			4, 3, 5, 4, 4, 4, 4
				2				MD	5, 7, 5, 5, 5, 5, 5
				3			M		4, 6, 8, 7, 7, 6
	3.6	Peak = UTP						MD to D	7, 6, 6, 8
	4.0	Peak = UTP		4					7, 9, 7, 10, 10, 11, 11, 12, 14
						SP: fine to medium SAND: Light grey. Poorly graded. (Hinuera Formation)			
				5		Borehole terminated at 5.0 m			

Termination Reason: Target depth reached.
Shear Vane No: 3239 DCP No: 36
Remarks: Groundwater not encountered.

This report is based on the attached field description for soil and rock, CMW Geosciences - Field Logging Guide, Revision 5 - August 2024.

CMW Geosciences Great People | Practical Solutions	CLIENT:	KA Matamata Ltd	DESIGNER:	TC
	PROJECT:	TGA2025-0152 FRPA Stage 4	CHECKED:	TB
			REVISION:	6
	TITLE:	Soil Hydraulic Conductivity Determination (Constant Head Method)	DATE:	6/11/2025
			PROJECT No:	TGA2022-0318

HVORSLEV CASE G:

Soakage out base and sides of test hole with no overlying restrictive layer, uniform soil

$$\text{Hydraulic conductivity (k)} = \frac{q.ln\left[\frac{2.m.L}{D}+\sqrt{1+\left(\frac{2.m.l}{D}\right)^2}\right]}{2.\pi.l.Hc}$$

Where:

q = water flow rate (m^3/sec)
Hc = constant water level head (m)
D = test hole diameter (m)
m = transformation ratio = 1
L = average soakage length (m)

Soakage Test No. 1

Test Hole diameter:	0.1	m	
Test hole depth:	5.08	m	
Soakage Length:	5.08	m	
Average constant head (Hc):	2.5	m	
Volume of container:	20	litres	
Time:	33.90	sec	
Flow rate (q):	5.9E-04	m^3/sec	
Hydraulic Conductivity (k):	**3.4E-05**	**m/sec**	

Time taken to fill container

33.05	s
33.16	s
35.48	s
33.9	s
	s
	s
33.90	s (Avg)

CMW Geosciences
Great People | Practical Solutions

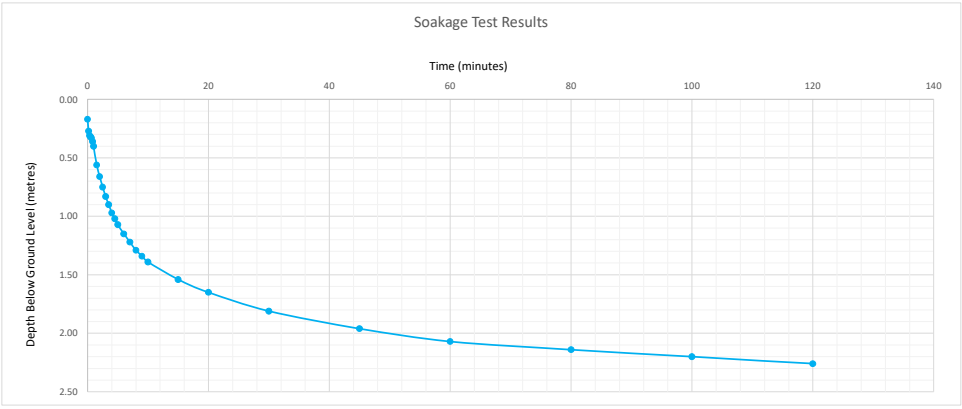
CLIENT:	KA Matamata Ltd	DESIGNER: TC	TEST NO: HA2/S02
PROJECT:	TGA2025-0152 FRPA Stage 4	CHECKED: TB	
		REVISION: 6	
TITLE:	TCC DS-5 - Falling Head Soakage Test	DATE: 6/11/2025	TEST DATE: 22/10/2025
		PROJECT: TGA2022-0318	

Test Hole Diameter 'd': 0.10 m
Test Hole Depth 'D': 2.50 m
Groundwater Level: Not Encountered m

Base Area 'B': 0.008 m^2
Circumference 'C': 0.314 m^2

Time	Water Level BGL	Water depth	Time steps		Depth steps		Volume soaked	Soakage surface area	Soakage Rate	
T	*WL*	*=D-WL*	*t0*	*t1*	*h0*	*h1*	*V=(h0-h1)*B*	*A=(C*(h0+h1)/2)+B*	*SR=V/A/(t1-t0)*	*SR*60*60*1000*
min	*m*	*m*	*sec*	*sec*	*m*	*m*	*m3*	*m^2*	*$m^3/m^2/sec$*	*litres/m^2/hour*
0	0.17	2.33	-	-	-	-	-	-	-	-
0.17	0.27	2.23	0	10	2.33	2.23	7.85E-04	0.72	1.1E-04	390.5
0.33	0.31	2.19	10	20	2.23	2.19	3.14E-04	0.70	4.5E-05	161.1
0.50	0.32	2.18	20	30	2.19	2.18	7.85E-05	0.69	1.1E-05	40.7
0.67	0.33	2.17	30	40	2.18	2.17	7.85E-05	0.69	1.1E-05	40.9
0.83	0.36	2.14	40	50	2.17	2.14	2.36E-04	0.68	3.4E-05	123.9
1.00	0.40	2.1	50	60	2.14	2.1	3.14E-04	0.67	4.7E-05	167.8
1.50	0.56	1.94	60	90	2.1	1.94	1.26E-03	0.64	6.5E-05	234.7
2.00	0.66	1.84	90	120	1.94	1.84	7.85E-04	0.60	4.4E-05	156.7
2.50	0.75	1.75	120	150	1.84	1.75	7.07E-04	0.57	4.1E-05	148.4
3.00	0.83	1.67	150	180	1.75	1.67	6.28E-04	0.55	3.8E-05	138.3
3.50	0.90	1.6	180	210	1.67	1.6	5.50E-04	0.52	3.5E-05	126.5
4.00	0.97	1.53	210	240	1.6	1.53	5.50E-04	0.50	3.7E-05	132.1
4.50	1.02	1.48	240	270	1.53	1.48	3.93E-04	0.48	2.7E-05	98.0
5.00	1.07	1.43	270	300	1.48	1.43	3.93E-04	0.46	2.8E-05	101.4
6.00	1.15	1.35	300	360	1.43	1.35	6.28E-04	0.44	2.4E-05	84.8
7.00	1.22	1.28	360	420	1.35	1.28	5.50E-04	0.42	2.2E-05	78.4
8.00	1.29	1.21	420	480	1.28	1.21	5.50E-04	0.40	2.3E-05	82.7
9.00	1.34	1.16	480	540	1.21	1.16	3.93E-04	0.38	1.7E-05	62.0
10.00	1.39	1.11	540	600	1.16	1.11	3.93E-04	0.36	1.8E-05	64.7
15.00	1.54	0.96	600	900	1.11	0.96	1.18E-03	0.33	1.2E-05	42.5
20.00	1.65	0.85	900	1200	0.96	0.85	8.64E-04	0.29	9.9E-06	35.5
30.00	1.81	0.69	1200	1800	0.85	0.69	1.26E-03	0.25	8.4E-06	30.2
45.00	1.96	0.54	1800	2700	0.69	0.54	1.18E-03	0.20	6.5E-06	23.4
60.00	2.07	0.43	2700	3600	0.54	0.43	8.64E-04	0.16	6.0E-06	21.6
80.00	2.14	0.36	3600	4800	0.43	0.36	5.50E-04	0.13	3.5E-06	12.5
100.00	2.20	0.3	4800	6000	0.36	0.3	4.71E-04	0.11	3.5E-06	12.7
120.00	2.26	0.24	6000	7200	0.3	0.24	4.71E-04	0.09	4.2E-06	15.3
								Considered average	**2.7E-05**	**9.7E+01**
								Design rate	**1.4E-05**	**48.64663542**

Notes: The average does not include the struck out values as they are approximately 150% of the other values
Design soakage rate is half of the calcuated soakge rate



CMW Geosciences Great People | Practical Solutions	CLIENT:	KA Matamata Ltd	DESIGNER:	TC
	PROJECT:	TGA2025-0152 FRPA Stage 4	CHECKED:	TB
			REVISION:	6
	TITLE:	Soil Hydraulic Conductivity Determination (Constant Head Method)	DATE:	6/11/2025
			PROJECT No:	TGA2022-0318

HVORSLEV CASE G:

Soakage out base and sides of test hole with no overlying restrictive layer, uniform soil

Hydraulic conductivity (k) $= \dfrac{q.ln\left[\dfrac{2.m.L}{D}+\sqrt{1+\left(\dfrac{2.m.l}{D}\right)^2}\right]}{2.\pi.l.Hc}$

Where:
- q = water flow rate (m^3/sec)
- Hc = constant water level head (m)
- D = test hole diameter (m)
- m = transformation ratio = 1
- L = average soakage length (m)

Soakage Test No. 1

Test Hole diameter:	0.1	m	
Test hole depth:	3.9	m	
Soakage Length:	3.9	m	
Average constant head (Hc):	2.0	m	
Volume of container:	20	litres	
Time:	35.83	sec	
Flow rate (q):	5.6E-04	m^3/sec	
Hydraulic Conductivity (k):	**5.1E-05**	**m/sec**	

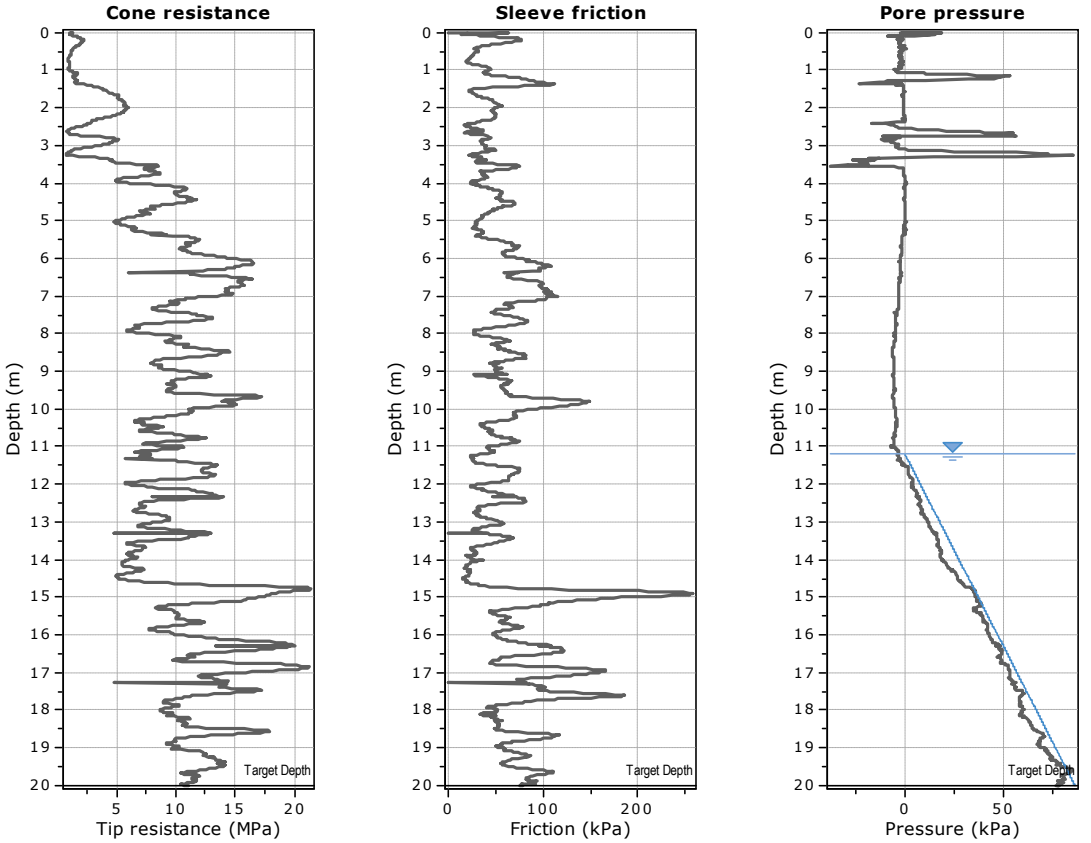
Time taken to fill container

36.21	s
35.12	s
36.16	s
35.83	s
	s
	s
35.83	s (Avg)

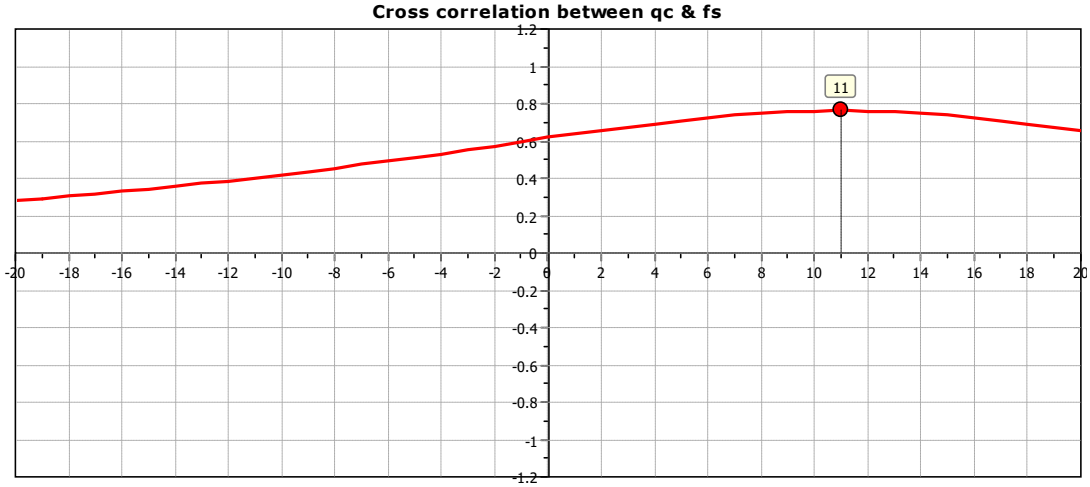
Geo Data Solutions (GDS) NZ Ltd.
Email: Josh@gdsnz.co. nz
www.gdsnz.co.nz

CPT: 01
Total depth: 20.01 m, Date: 23/10/2025
Coords: lat -37.829495° lon 175.780795°
Cone Type: DC10

Project: **CMW Geosciences | TGA2025-0152 | GDS NZ Ltd**
Location: **Mangawhero Road, Matamata | Holes dipped onsite using Dipmeter**



The plot below presents the cross correlation coeficient between the raw qc and fs values (as measured on the field). X axes presents the lag distance (one lag is the distance between two sucessive CPT measurements).



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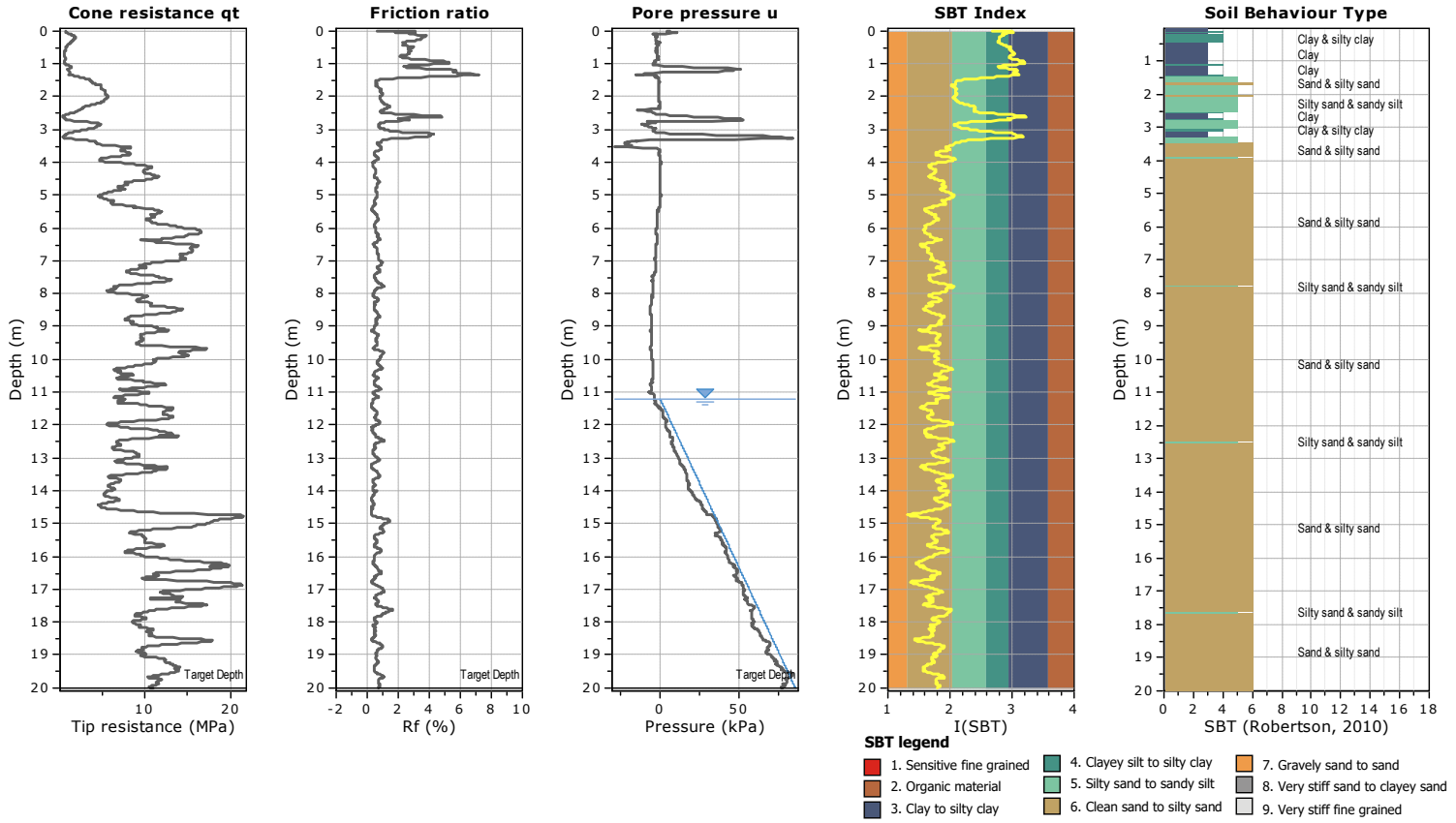
Email: Josh@gdsnz.co. nz
www.gdsnz.co.nz

CPT: 01
Total depth: 20.01 m, Date: 23/10/2025
Coords: lat -37.829495° lon 175.780795°
Cone Type: DC10

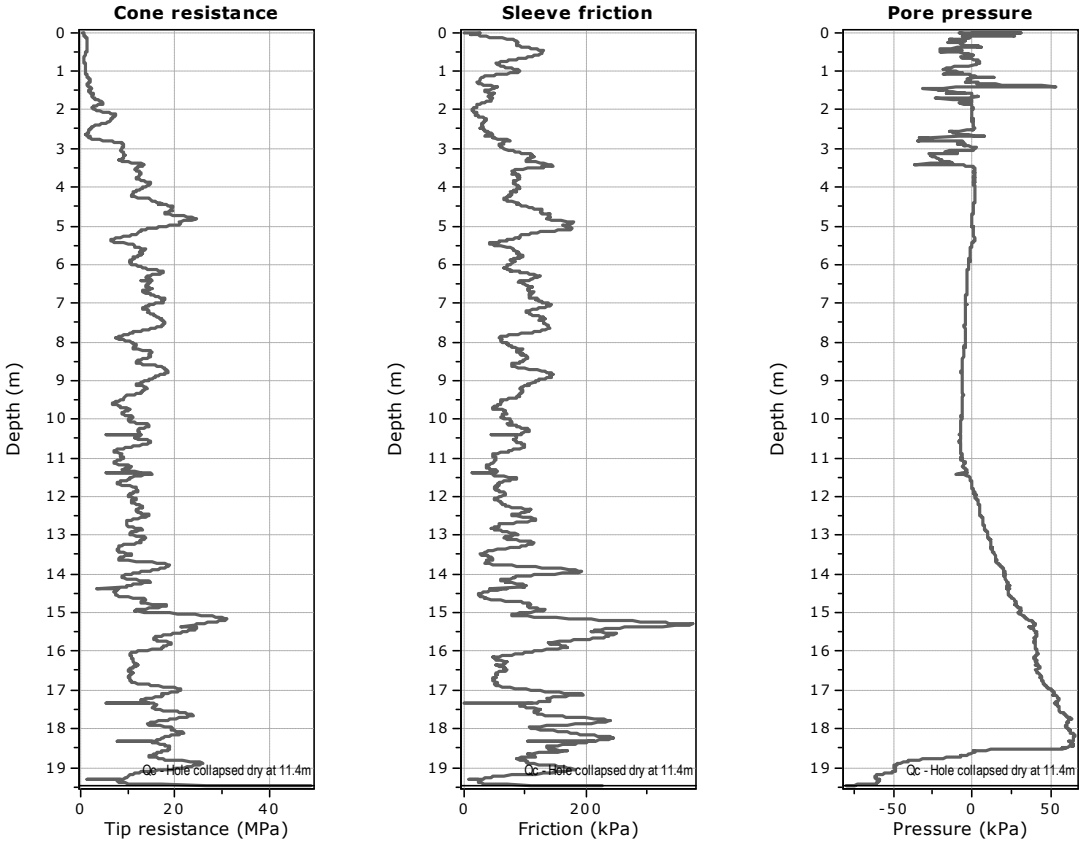
Project: **CMW Geosciences | TGA2025-0152 | GDS NZ Ltd**
Location: **Mangawhero Road, Matamata | Holes dipped onsite using Dipmeter**



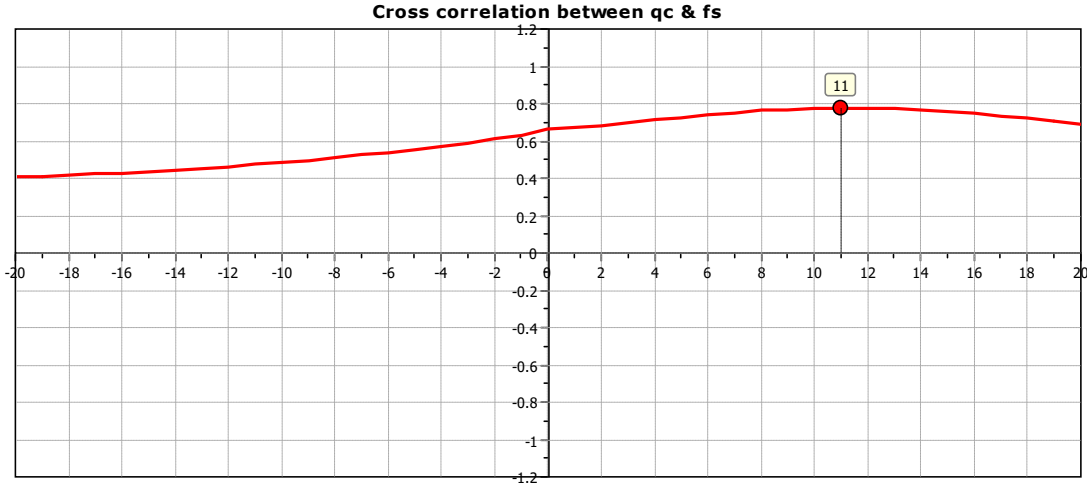
Geo Data Solutions (GDS) NZ Ltd.
Email: Josh@gdsnz.co. nz
www.gdsnz.co.nz

CPT: 02
Total depth: 19.47 m, Date: 23/10/2025
Coords: lat -37.826376° lon 175.782624°
Cone Type: DC10

Project: **CMW Geosciences | TGA2025-0152 | GDS NZ Ltd**
Location: **Mangawhero Road, Matamata | Holes dipped onsite using Dipmeter**



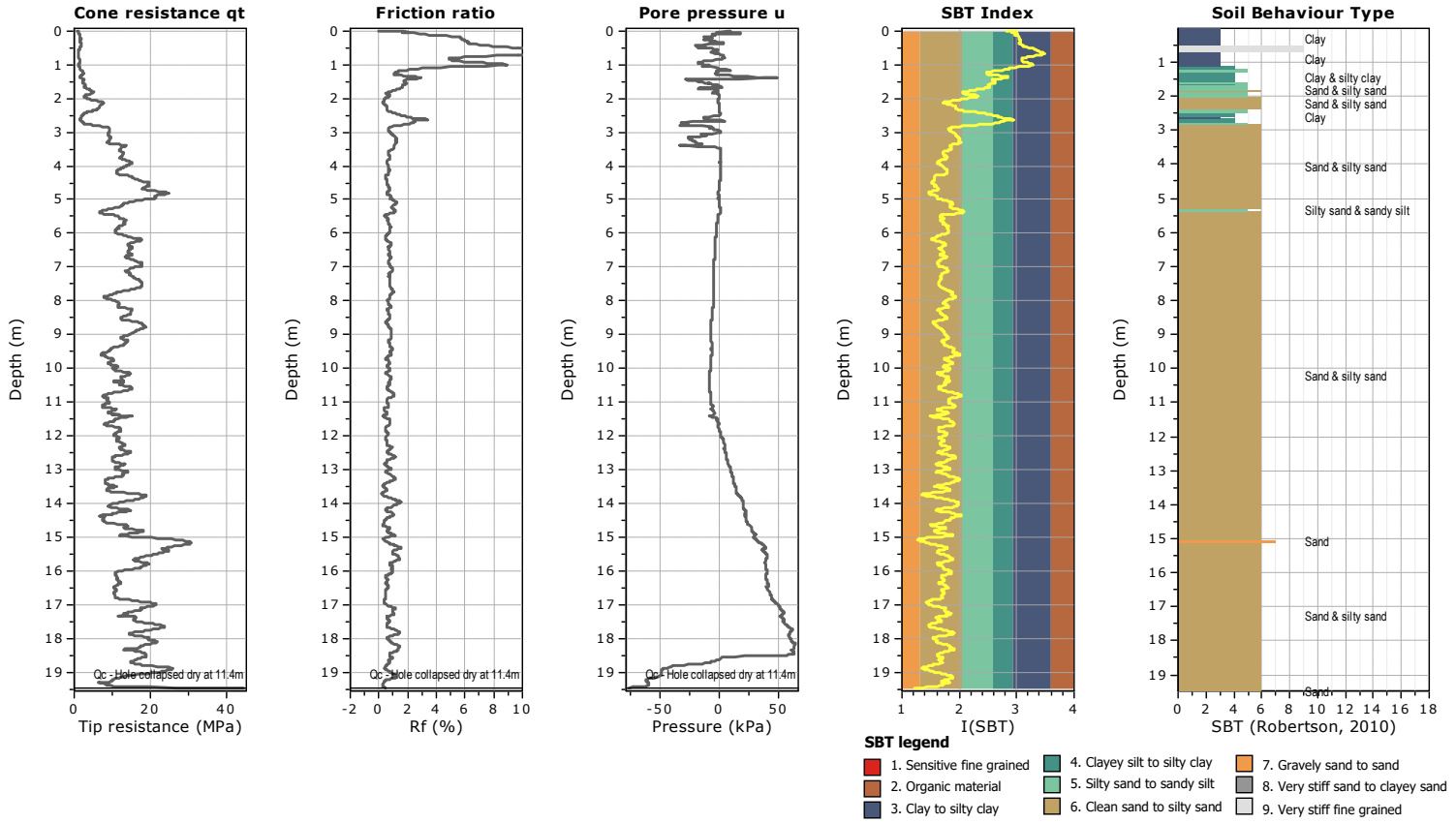
The plot below presents the cross correlation coeficient between the raw qc and fs values (as measured on the field). X axes presents the lag distance (one lag is the distance between two sucessive CPT measurements).



Geo Data Solutions (GDS) NZ Ltd.
Email: Josh@gdsnz.co. nz
www.gdsnz.co.nz

CPT: 02
Total depth: 19.47 m, Date: 23/10/2025
Coords: lat -37.826376° lon 175.782624°
Cone Type: DC10

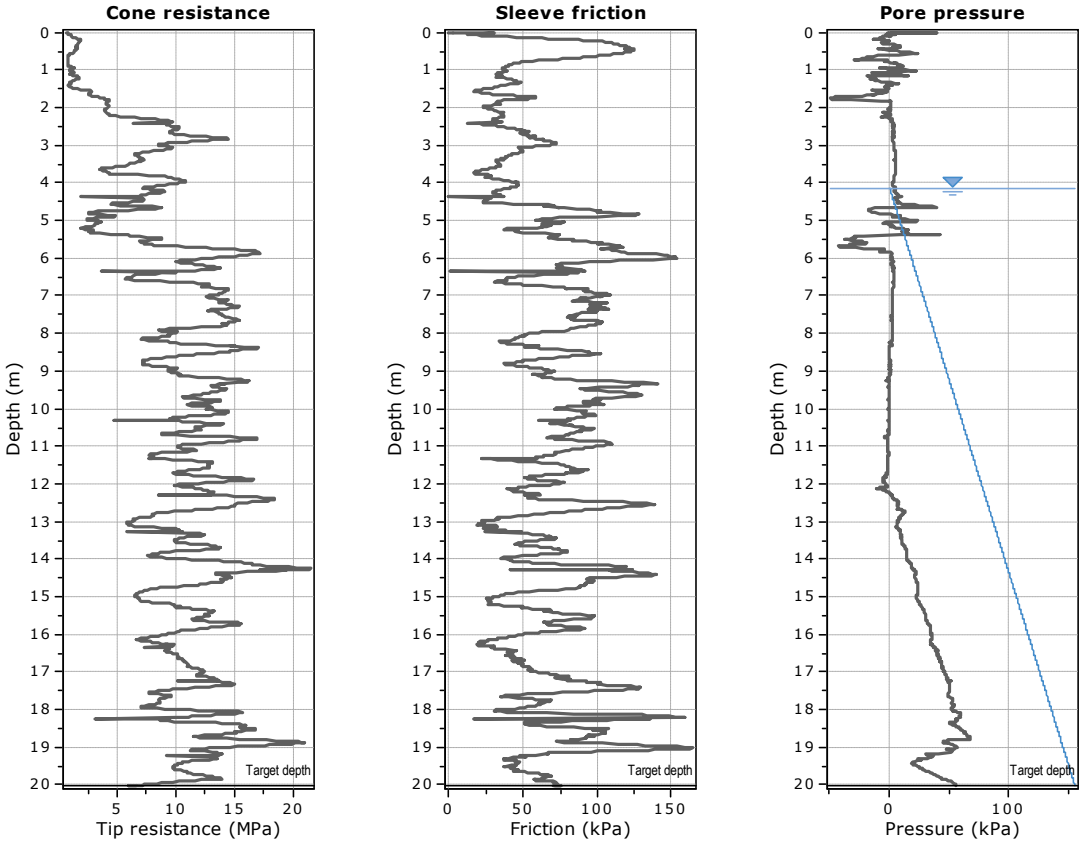
Project: **CMW Geosciences | TGA2025-0152 | GDS NZ Ltd**
Location: **Mangawhero Road, Matamata | Holes dipped onsite using Dipmeter**



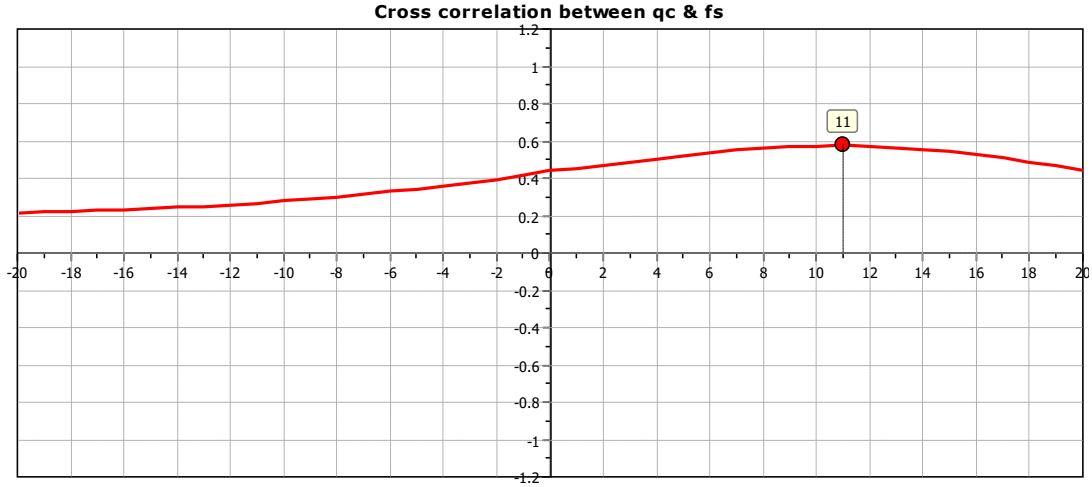
Geo Data Solutions (GDS) NZ Ltd.
Email: Josh@gdsnz.co. nz
www.gdsnz.co.nz

CPT: 03
Total depth: 20.03 m, Date: 23/10/2025
Coords: lat -37.828054° lon 175.782546°
Cone Type: DC10

Project: **CMW Geosciences | TGA2025-0152 | GDS NZ Ltd**
Location: **Mangawhero Road, Matamata | Holes dipped onsite using Dipmeter**



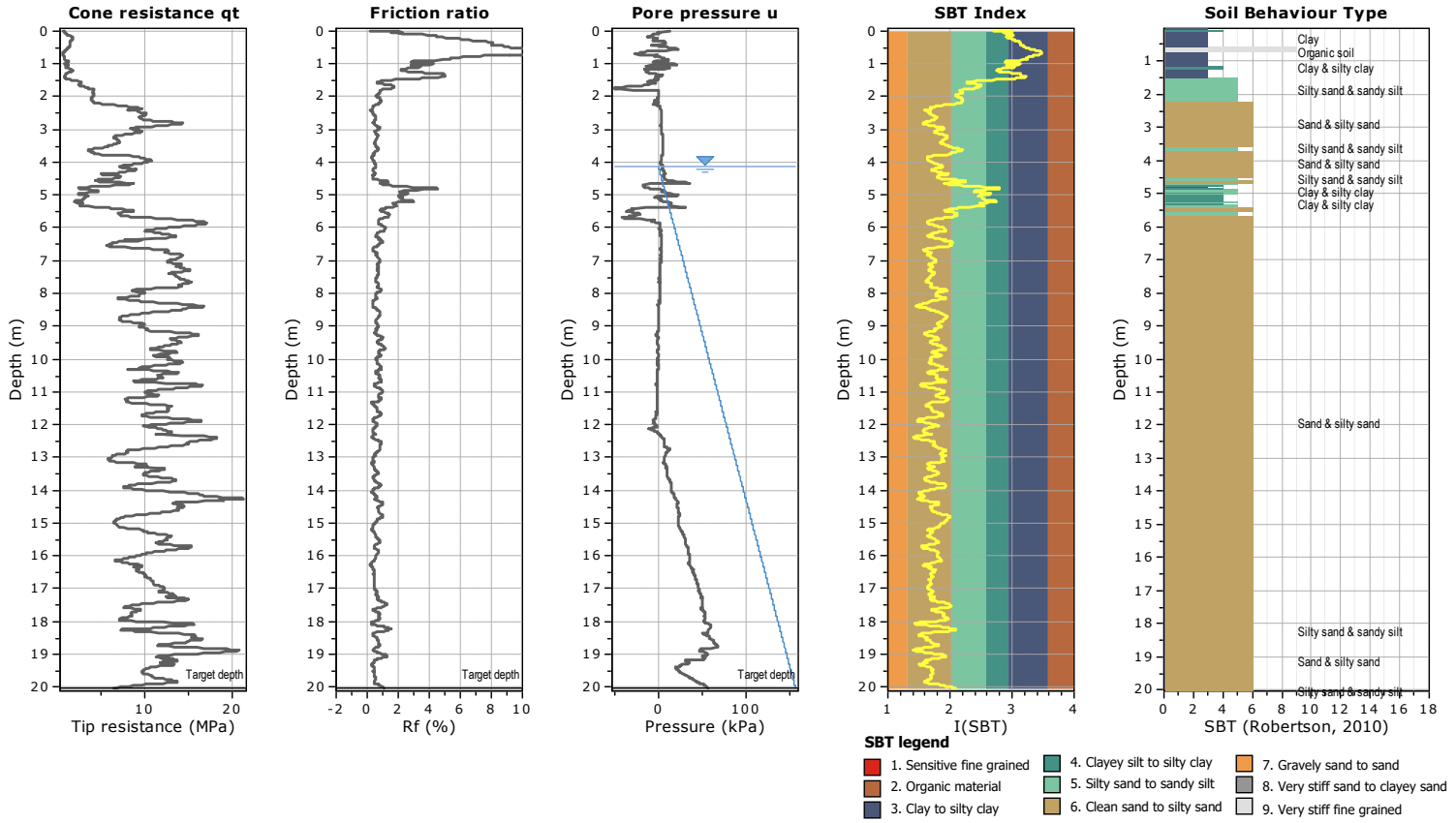
The plot below presents the cross correlation coeficient between the raw qc and fs values (as measured on the field). X axes presents the lag distance (one lag is the distance between two sucessive CPT measurements).



Geo Data Solutions (GDS) NZ Ltd.
Email: Josh@gdsnz.co. nz
www.gdsnz.co.nz

CPT: 03
Total depth: 20.03 m, Date: 23/10/2025
Coords: lat -37.828054° lon 175.782546°
Cone Type: DC10

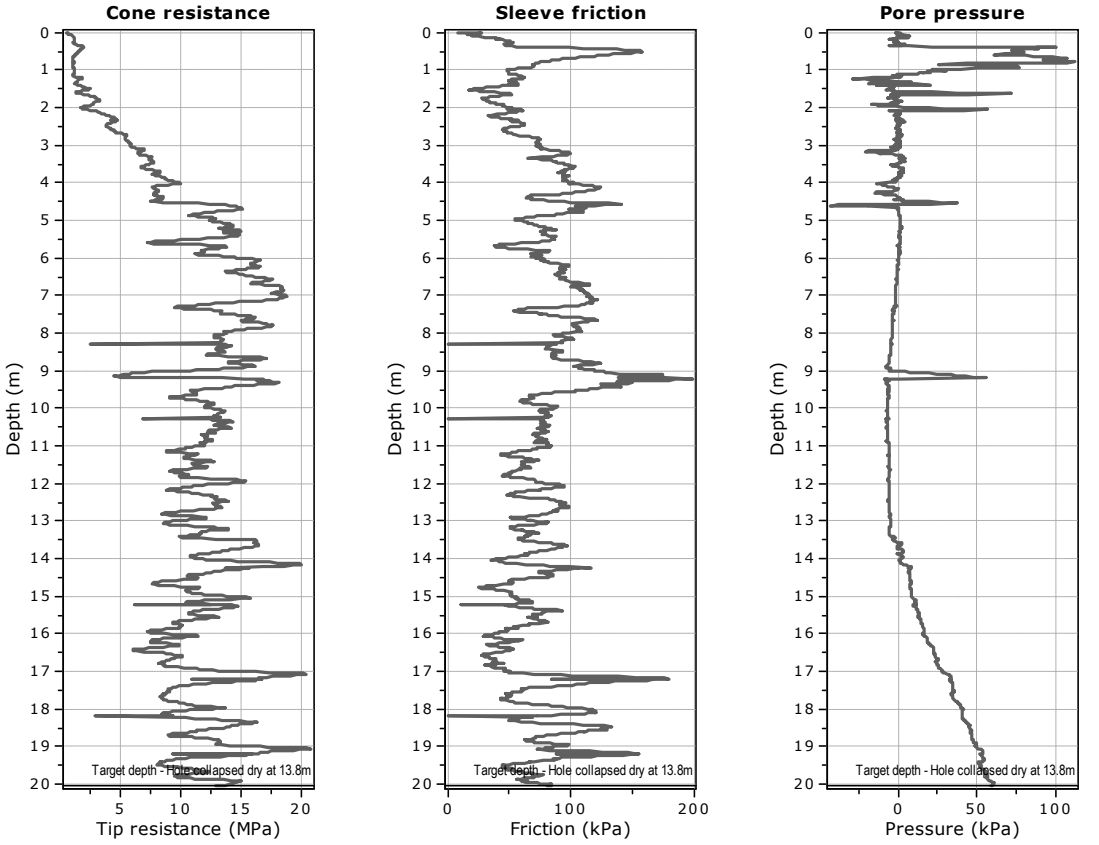
Project: **CMW Geosciences | TGA2025-0152 | GDS NZ Ltd**
Location: **Mangawhero Road, Matamata | Holes dipped onsite using Dipmeter**



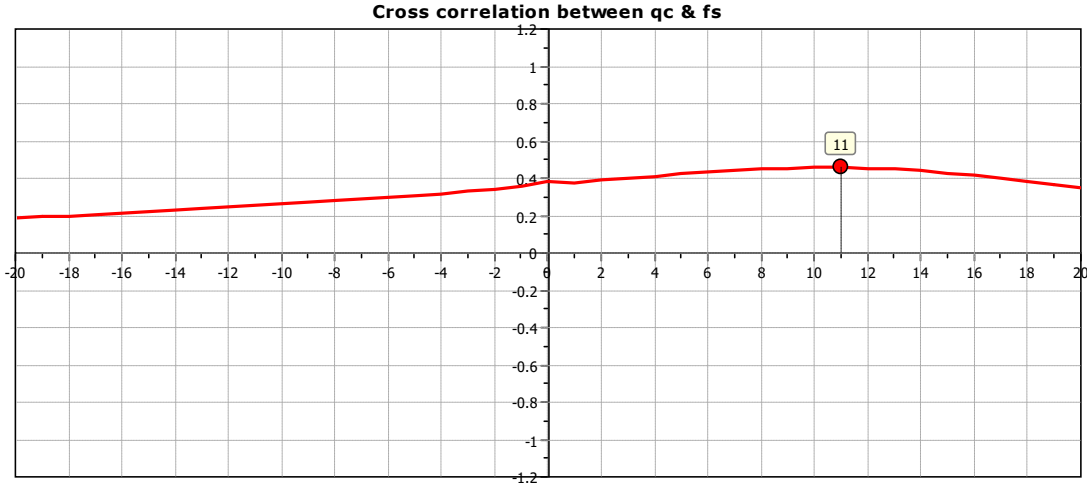
Geo Data Solutions (GDS) NZ Ltd.
Email: Josh@gdsnz.co. nz
www.gdsnz.co.nz

CPT: 04
Total depth: 20.04 m, Date: 23/10/2025
Coords: lat -37.829471° lon 175.783163°
Cone Type: DC10

Project: **CMW Geosciences | TGA2025-0152 | GDS NZ Ltd**
Location: **Mangawhero Road, Matamata | Holes dipped onsite using Dipmeter**



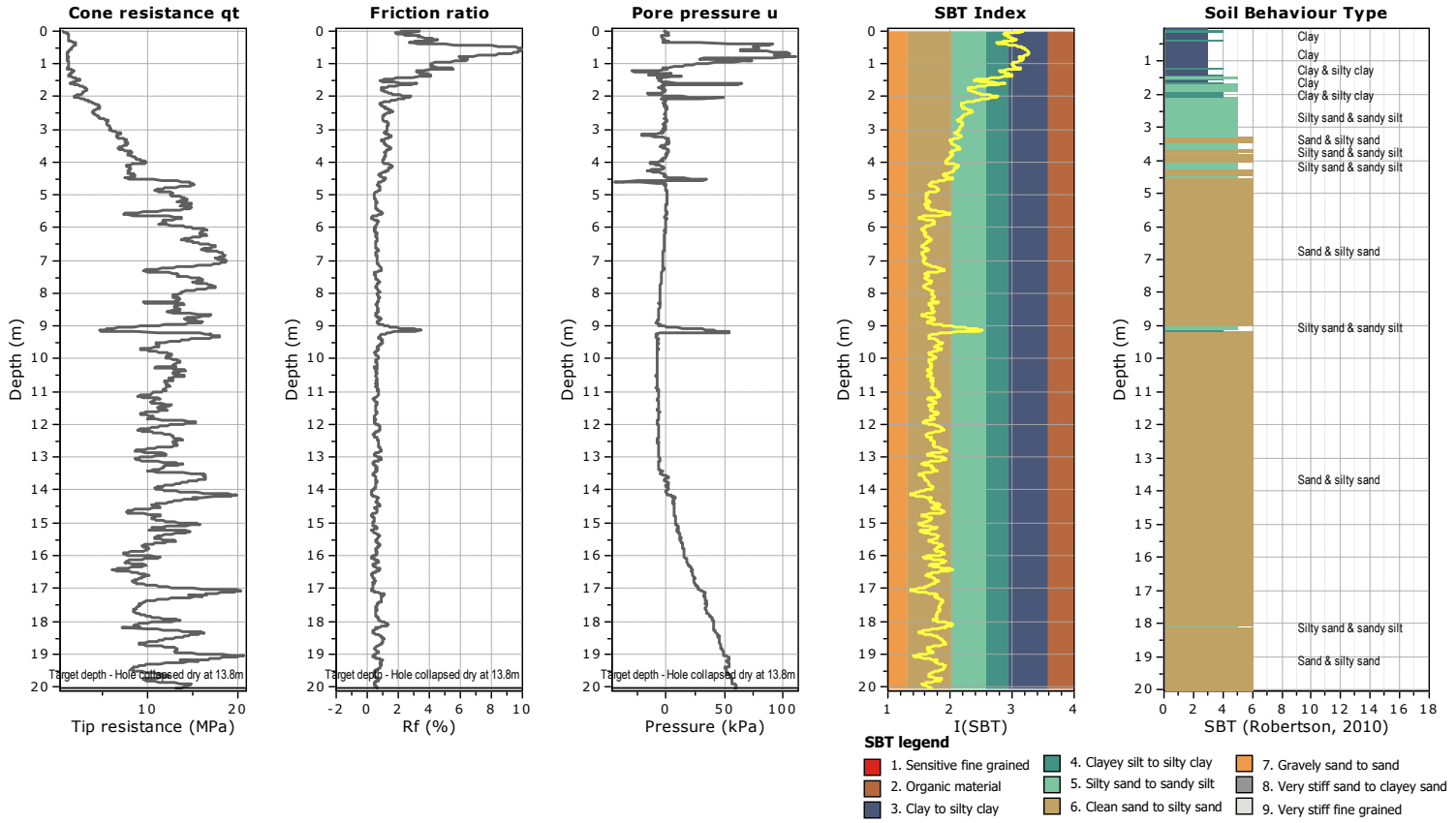
The plot below presents the cross correlation coeficient between the raw qc and fs values (as measured on the field). X axes presents the lag distance (one lag is the distance between two sucessive CPT measurements).



Geo Data Solutions (GDS) NZ Ltd.
Email: Josh@gdsnz.co. nz
www.gdsnz.co.nz

CPT: 04
Total depth: 20.04 m, Date: 23/10/2025
Coords: lat -37.829471° lon 175.783163°
Cone Type: DC10

Project: **CMW Geosciences | TGA2025-0152 | GDS NZ Ltd**
Location: **Mangawhero Road, Matamata | Holes dipped onsite using Dipmeter**

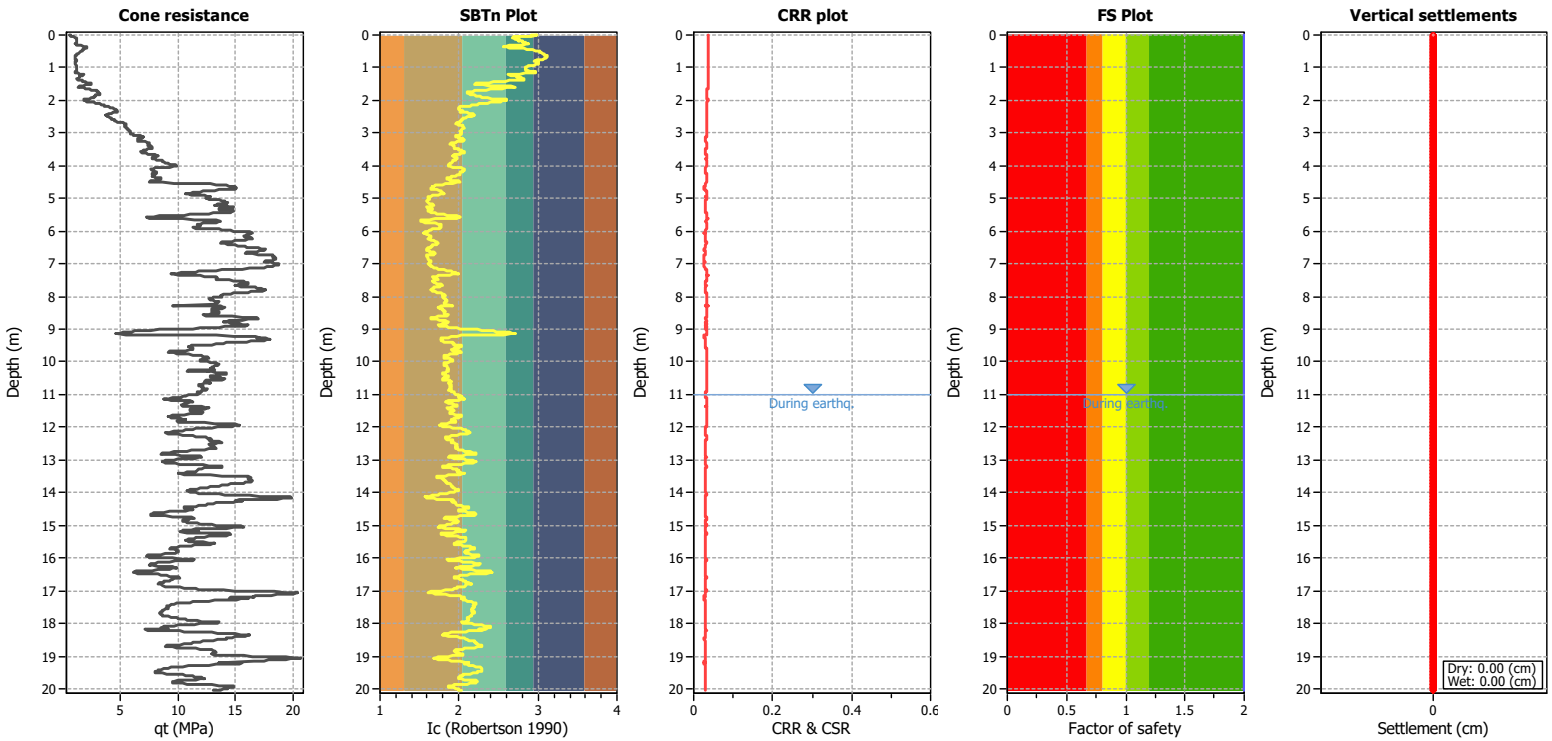


APPENDIX E
Liquefaction Analyses

CMW Geosciences

Project: FRPA Stage 4
Location: Matamata

CPT: CPT01 - SLS Index
Total depth: 20.01 m



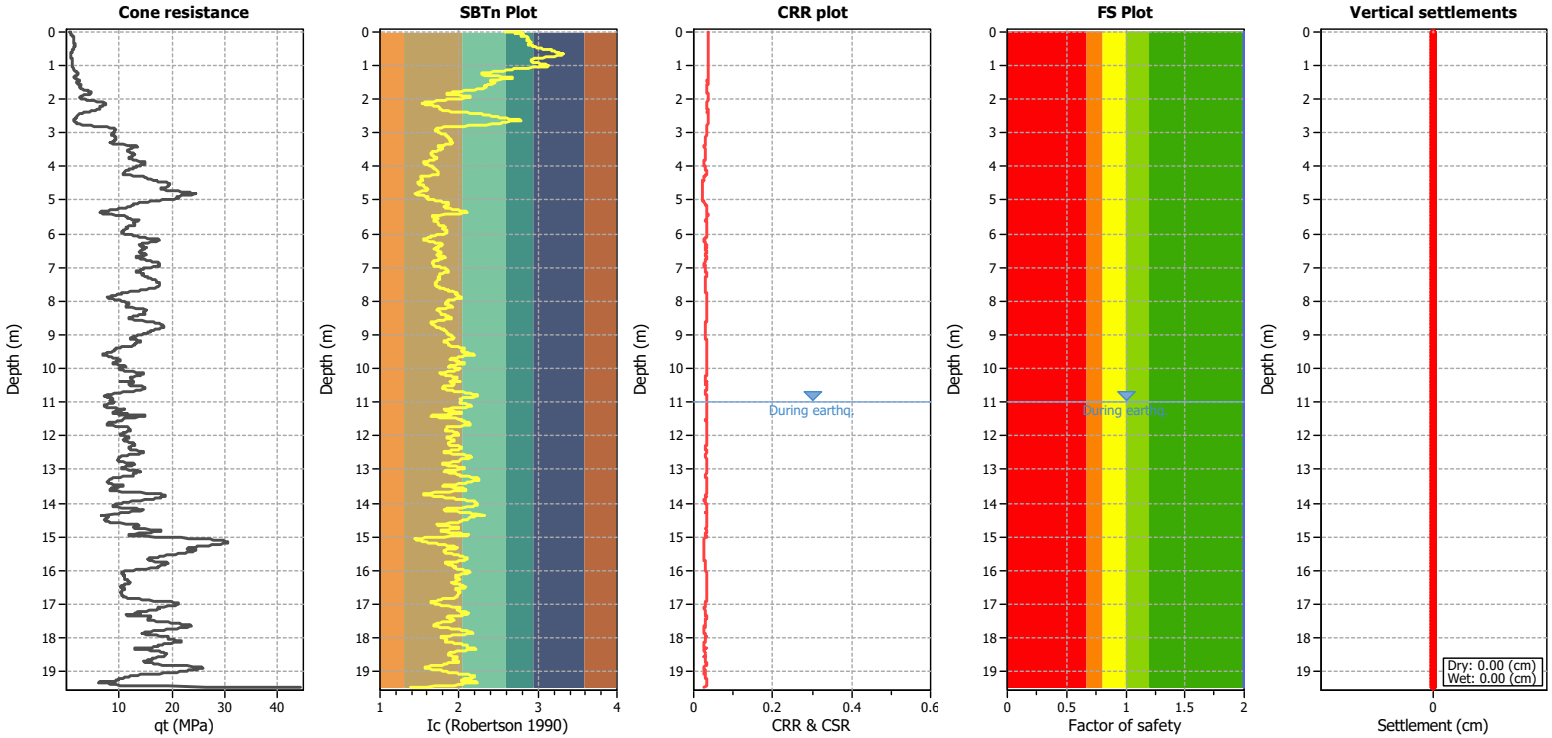
Analysis method:	B&I (2014)	G.W.T. (in-situ):	11.00 m	Use fill:	No	Clay like behavior applied:	.
Fines correction method:	B&I (2014)	G.W.T. (earthq.):	11.00 m	Fill height:	N/A	Limit depth applied:	Yes
Points to test:	Based on Ic value	Average results interval:	3	Fill weight:	N/A	Limit depth:	10.00 m
Earthquake magnitude M_w:	5.90	Ic cut-off value:	2.60	Trans. detect. applied:	No	MSF method:	Method based
Peak ground acceleration:	0.07	Unit weight calculation:	Based on SBT	K_o applied:	Yes		

CLiq v.3.5.4.1 - CPTU data presentation & interpretation software - Report created on: 18/11/2025, 10:21:02 am 1
Project file: C:\Users\ThomasCantillon\CMW Geosciences Pty Ltd\Tauranga Office - TGA2025-0152 FRPA Stage 4 Banks to Mangawhero Road, Matamata\Office Technical\Cliq\CLiq - SLS - Index.clq

CMW Geosciences

Project: FRPA Stage 4
Location: Matamata

CPT: CPT02 - SLS Index
Total depth: 19.47 m



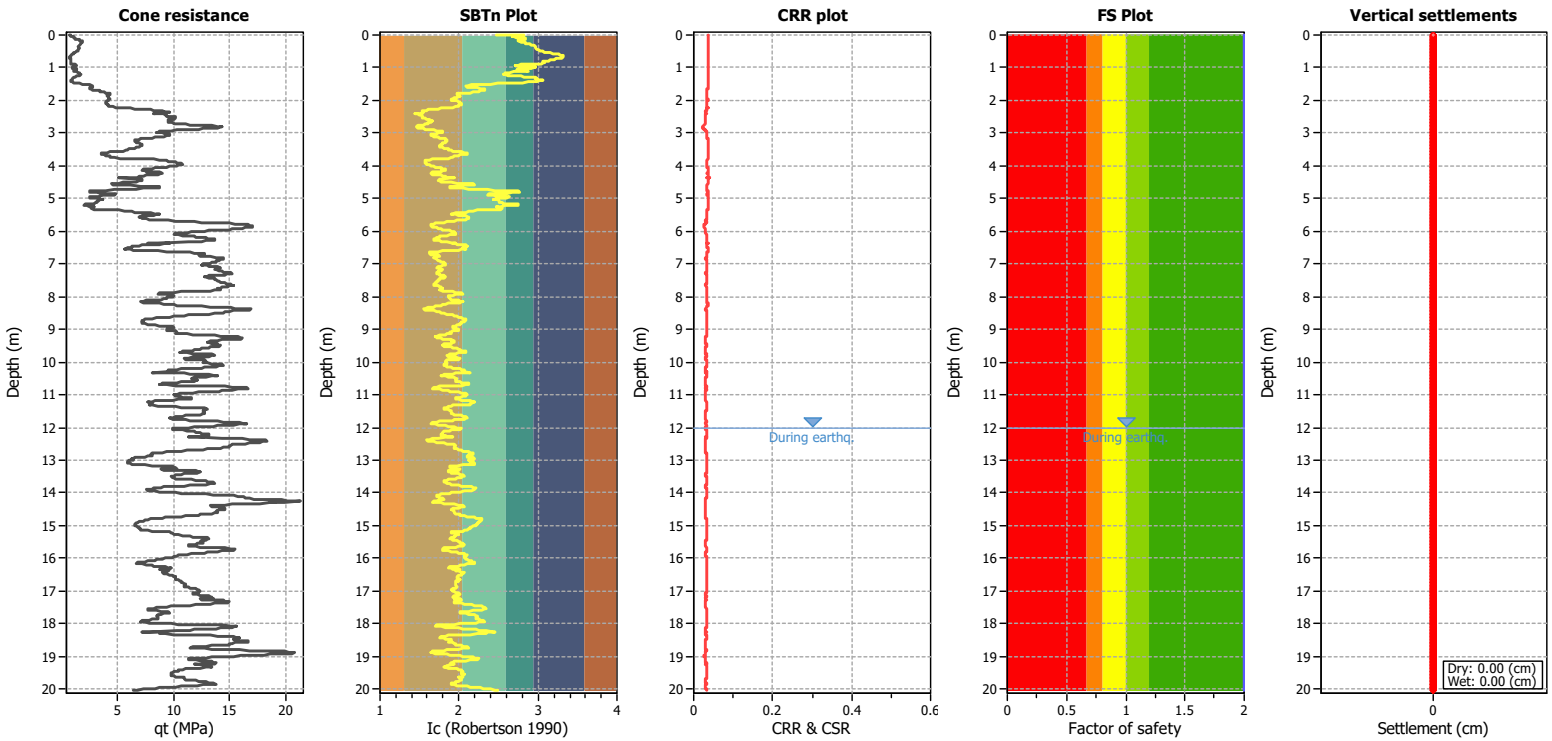
Analysis method:	B&I (2014)	G.W.T. (in-situ):	11.00 m	Use fill:	No	Clay like behavior applied:	.
Fines correction method:	B&I (2014)	G.W.T. (earthq.):	11.00 m	Fill height:	N/A	Limit depth applied:	Yes
Points to test:	Based on Ic value	Average results interval:	3	Fill weight:	N/A	Limit depth:	10.00 m
Earthquake magnitude M_w:	5.90	Ic cut-off value:	2.60	Trans. detect. applied:	No	MSF method:	Method based
Peak ground acceleration:	0.07	Unit weight calculation:	Based on SBT	K_σ applied:	Yes		

CLiq v.3.5.4.1 - CPTU data presentation & interpretation software - Report created on: 18/11/2025, 10:21:20 am 1
Project file: C:\Users\ThomasCantillon\CMW Geosciences Pty Ltd\Tauranga Office - TGA2025-0152 FRPA Stage 4 Banks to Mangawhero Road, Matamata\Office Technical\Cliq\CLiq - SLS - Index.clq

CMW Geosciences

Project: FRPA Stage 4
Location: Matamata

CPT: CPT03 - SLS Index
Total depth: 20.03 m



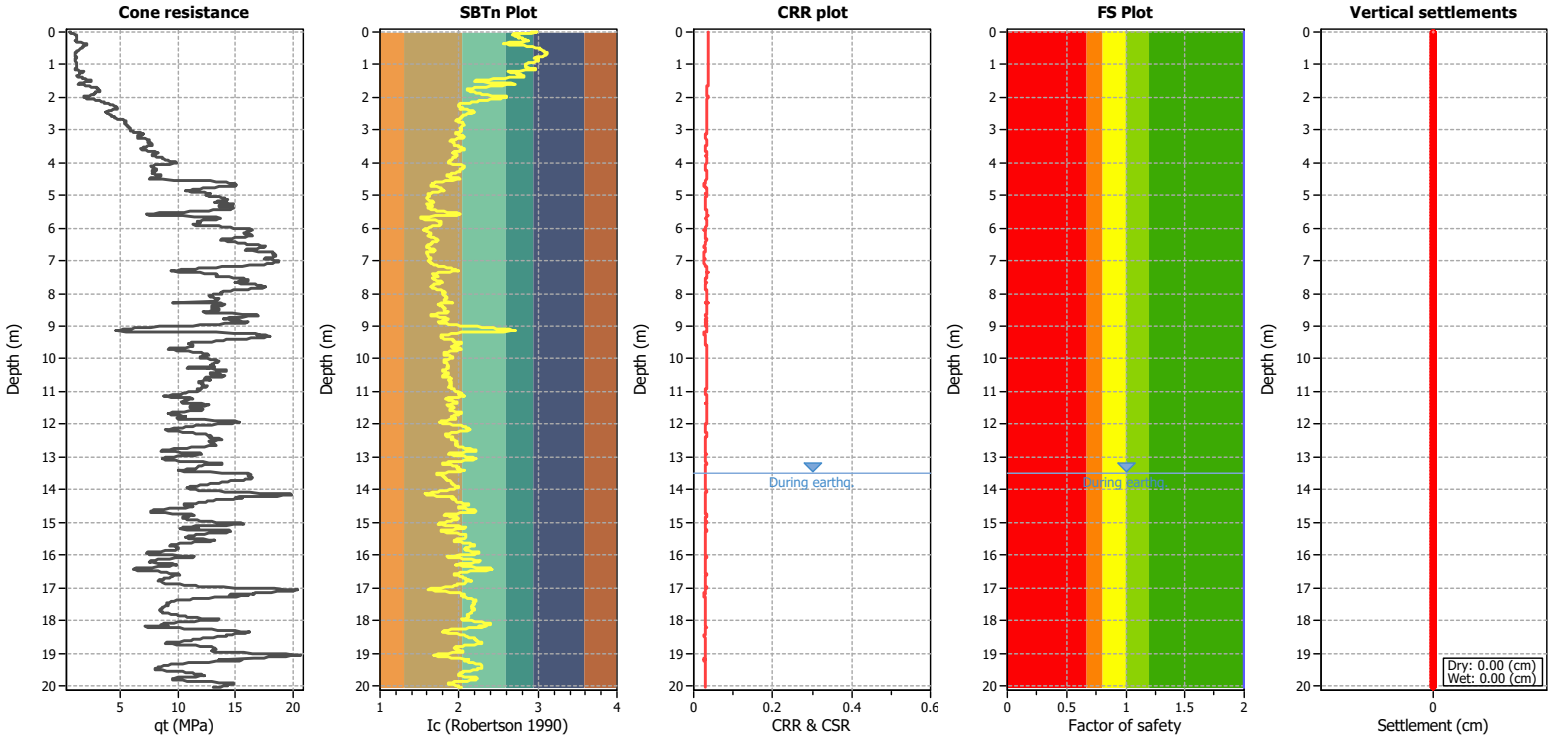
Analysis method:	B&I (2014)	G.W.T. (in-situ):	12.00 m	Use fill:	No	Clay like behavior applied:	.
Fines correction method:	B&I (2014)	G.W.T. (earthq.):	12.00 m	Fill height:	N/A	Limit depth applied:	Yes
Points to test:	Based on Ic value	Average results interval:	3	Fill weight:	N/A	Limit depth:	10.00 m
Earthquake magnitude M_w:	5.90	Ic cut-off value:	2.60	Trans. detect. applied:	No	MSF method:	Method based
Peak ground acceleration:	0.07	Unit weight calculation:	Based on SBT	K_o applied:	Yes		

CLiq v.3.5.4.1 - CPTU data presentation & interpretation software - Report created on: 18/11/2025, 10:21:30 am 1
Project file: C:\Users\ThomasCantillon\CMW Geosciences Pty Ltd\Tauranga Office - TGA2025-0152 FRPA Stage 4 Banks to Mangawhero Road, Matamata\Office Technical\Cliq\CLiq - SLS - Index.clq

CMW Geosciences

Project: FRPA Stage 4
Location: Matamata

CPT: CPT04 - SLS Index
Total depth: 20.04 m



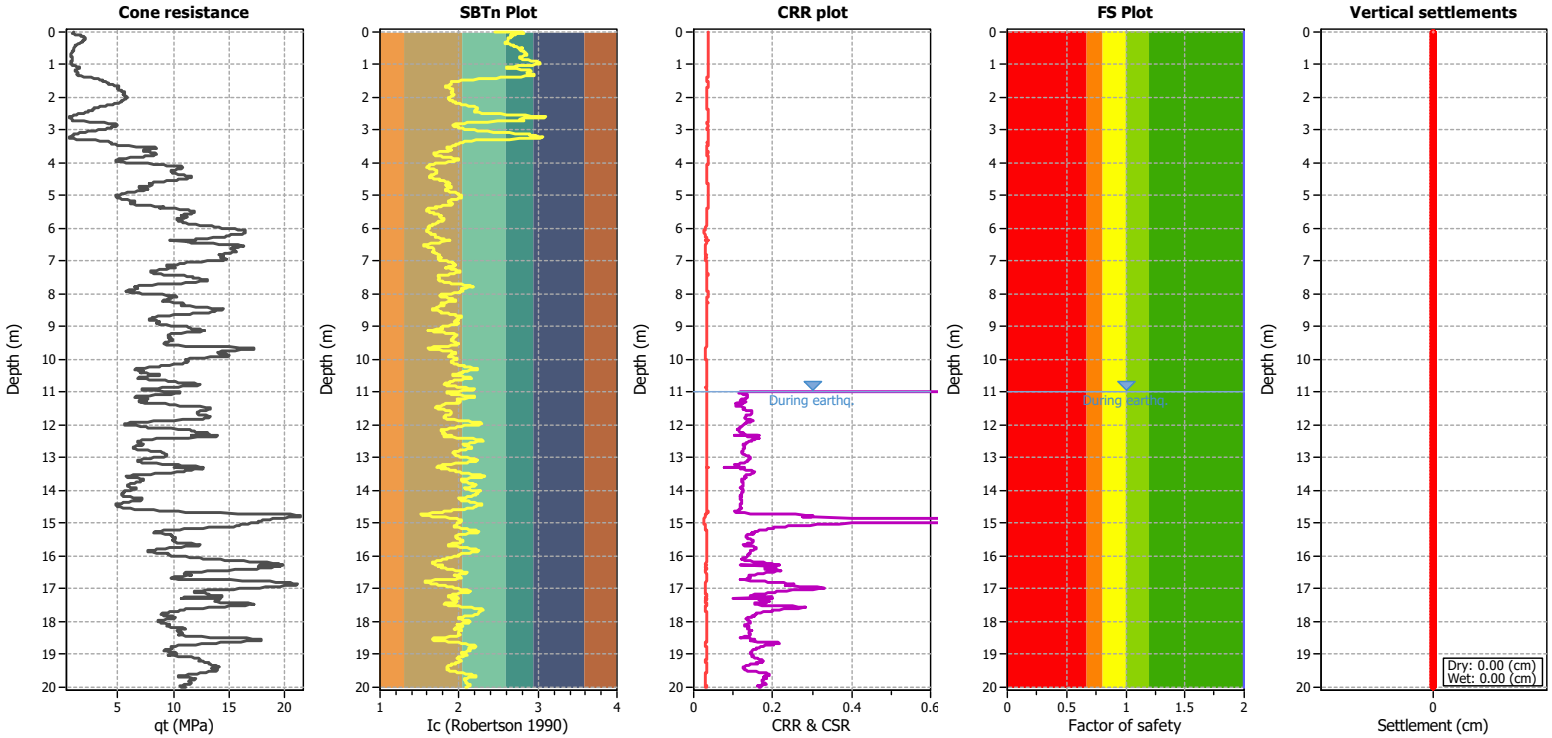
Analysis method:	B&I (2014)	G.W.T. (in-situ):	13.50 m	Use fill:	No	Clay like behavior applied:	.
Fines correction method:	B&I (2014)	G.W.T. (earthq.):	13.50 m	Fill height:	N/A	Limit depth applied:	Yes
Points to test:	Based on Ic value	Average results interval:	3	Fill weight:	N/A	Limit depth:	10.00 m
Earthquake magnitude M_w:	5.90	Ic cut-off value:	2.60	Trans. detect. applied:	No	MSF method:	Method based
Peak ground acceleration:	0.07	Unit weight calculation:	Based on SBT	K_o applied:	Yes		

CLiq v.3.5.4.1 - CPTU data presentation & interpretation software - Report created on: 18/11/2025, 10:21:44 am 1
Project file: C:\Users\ThomasCantillon\CMW Geosciences Pty Ltd\Tauranga Office - TGA2025-0152 FRPA Stage 4 Banks to Mangawhero Road, Matamata\Office Technical\Cliq\CLiq - SLS - Index.clq

CMW Geosciences

Project: FRPA Stage 4
Location: Matamata

CPT: CPT01 - SLS Total
Total depth: 20.01 m



Analysis method:	B&I (2014)	G.W.T. (in-situ):	11.00 m	Use fill:	No	Clay like behavior applied:	.
Fines correction method:	B&I (2014)	G.W.T. (earthq.):	11.00 m	Fill height:	N/A	Limit depth applied:	No
Points to test:	Based on Ic value	Average results interval:	3	Fill weight:	N/A	Limit depth:	N/A
Earthquake magnitude M_w:	5.90	Ic cut-off value:	2.60	Trans. detect. applied:	No	MSF method:	Method based
Peak ground acceleration:	0.07	Unit weight calculation:	Based on SBT	K_o applied:	Yes		

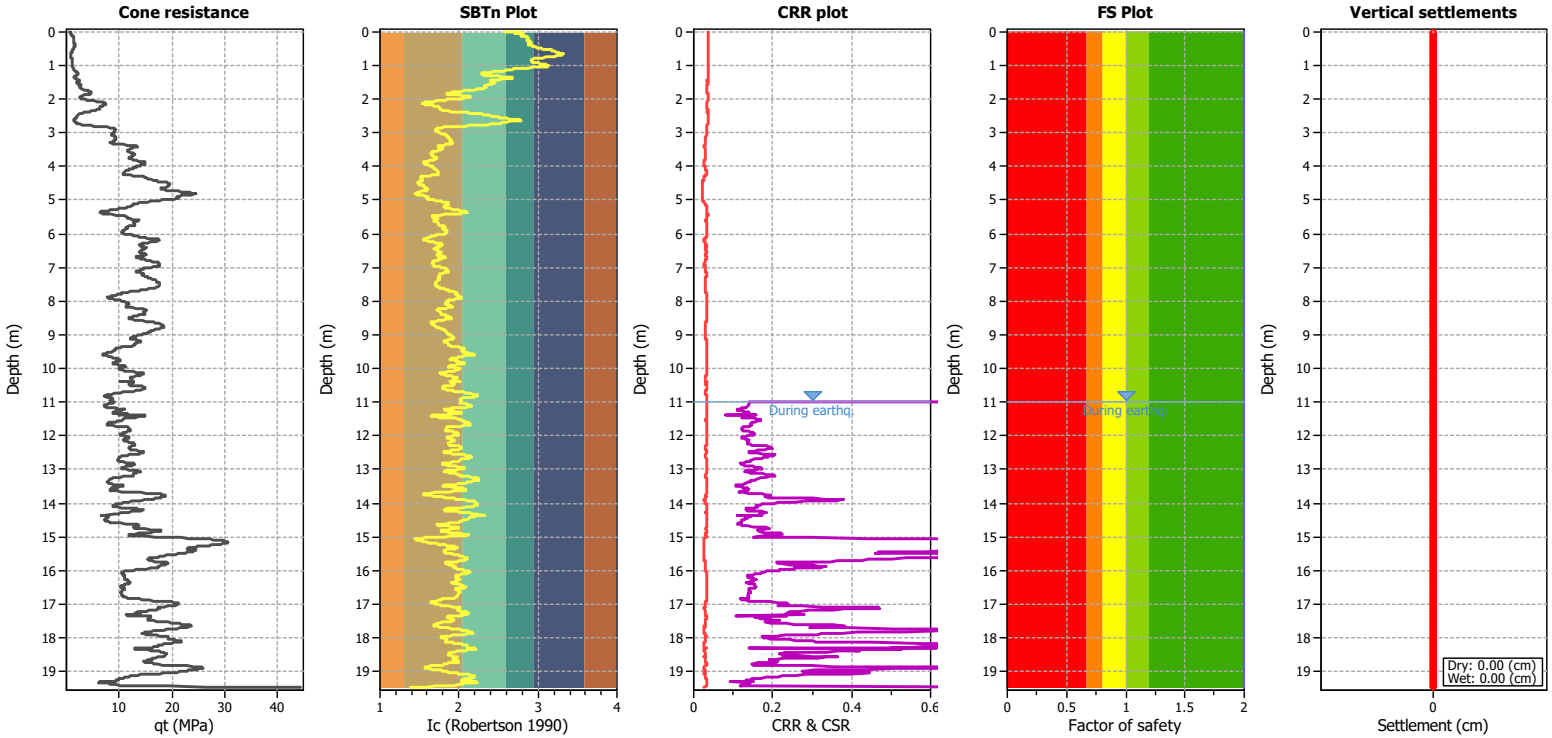
CLiq v.3.5.4.1 - CPTU data presentation & interpretation software - Report created on: 18/11/2025, 10:22:16 am 1

Project file: C:\Users\ThomasCantillon\CMW Geosciences Pty Ltd\Tauranga Office - TGA2025-0152 FRPA Stage 4 Banks to Mangawhero Road, Matamata\Office Technical\Cliq\CLiq - SLS - Total.clq

CMW Geosciences

Project: FRPA Stage 4
Location: Matamata

CPT: CPT02 - SLS Total
Total depth: 19.47 m



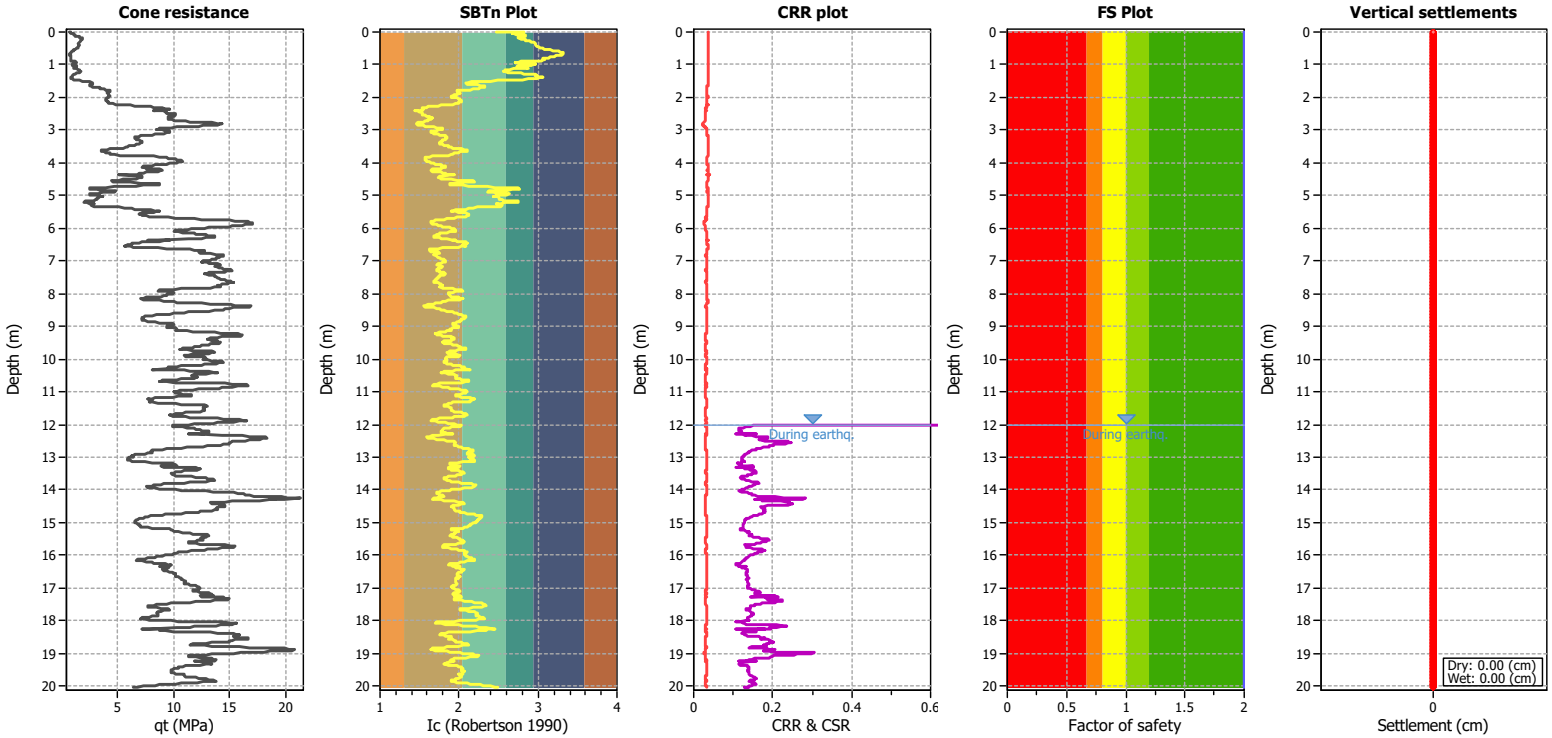
Analysis method:	B&I (2014)	G.W.T. (in-situ):	11.00 m	Use fill:	No	Clay like behavior applied:	.
Fines correction method:	B&I (2014)	G.W.T. (earthq.):	11.00 m	Fill height:	N/A	Limit depth applied:	No
Points to test:	Based on Ic value	Average results interval:	3	Fill weight:	N/A	Limit depth:	N/A
Earthquake magnitude M_w:	5.90	Ic cut-off value:	2.60	Trans. detect. applied:	No	MSF method:	Method based
Peak ground acceleration:	0.07	Unit weight calculation:	Based on SBT	K_σ applied:	Yes		

CLiq v.3.5.4.1 - CPTU data presentation & interpretation software - Report created on: 18/11/2025, 10:22:33 am 1
Project file: C:\Users\ThomasCantillon\CMW Geosciences Pty Ltd\Tauranga Office - TGA2025-0152 FRPA Stage 4 Banks to Mangawhero Road, Matamata\Office Technical\Cliq\CLiq - SLS - Total.clq

CMW Geosciences

Project: FRPA Stage 4
Location: Matamata

CPT: CPT03 - SLS Total
Total depth: 20.03 m



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Fines correction method:	B&I (2014)	G.W.T. (earthq.):	12.00 m	Fill height:	N/A	Limit depth applied:	No
Points to test:	Based on Ic value	Average results interval:	3	Fill weight:	N/A	Limit depth:	N/A
Earthquake magnitude M_w:	5.90	Ic cut-off value:	2.60	Trans. detect. applied:	No	MSF method:	Method based
Peak ground acceleration:	0.07	Unit weight calculation:	Based on SBT	K_o applied:	Yes		

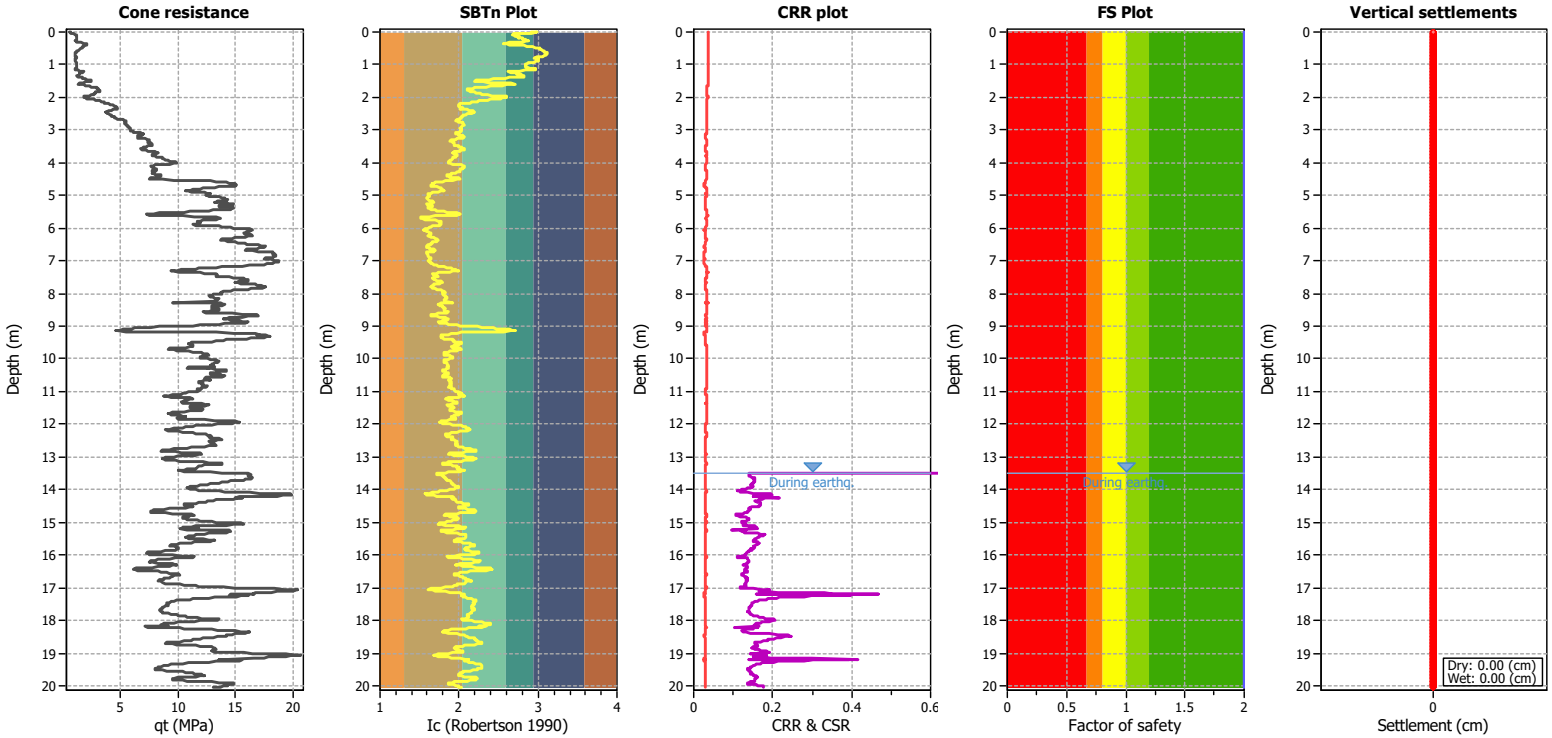
CLiq v.3.5.4.1 - CPTU data presentation & interpretation software - Report created on: 18/11/2025, 10:22:48 am 1

Project file: C:\Users\ThomasCantillon\CMW Geosciences Pty Ltd\Tauranga Office - TGA2025-0152 FRPA Stage 4 Banks to Mangawhero Road, Matamata\Office Technical\Cliq\CLiq - SLS - Total.clq

CMW Geosciences

Project: FRPA Stage 4
Location: Matamata

CPT: CPT04 - SLS Total
Total depth: 20.04 m



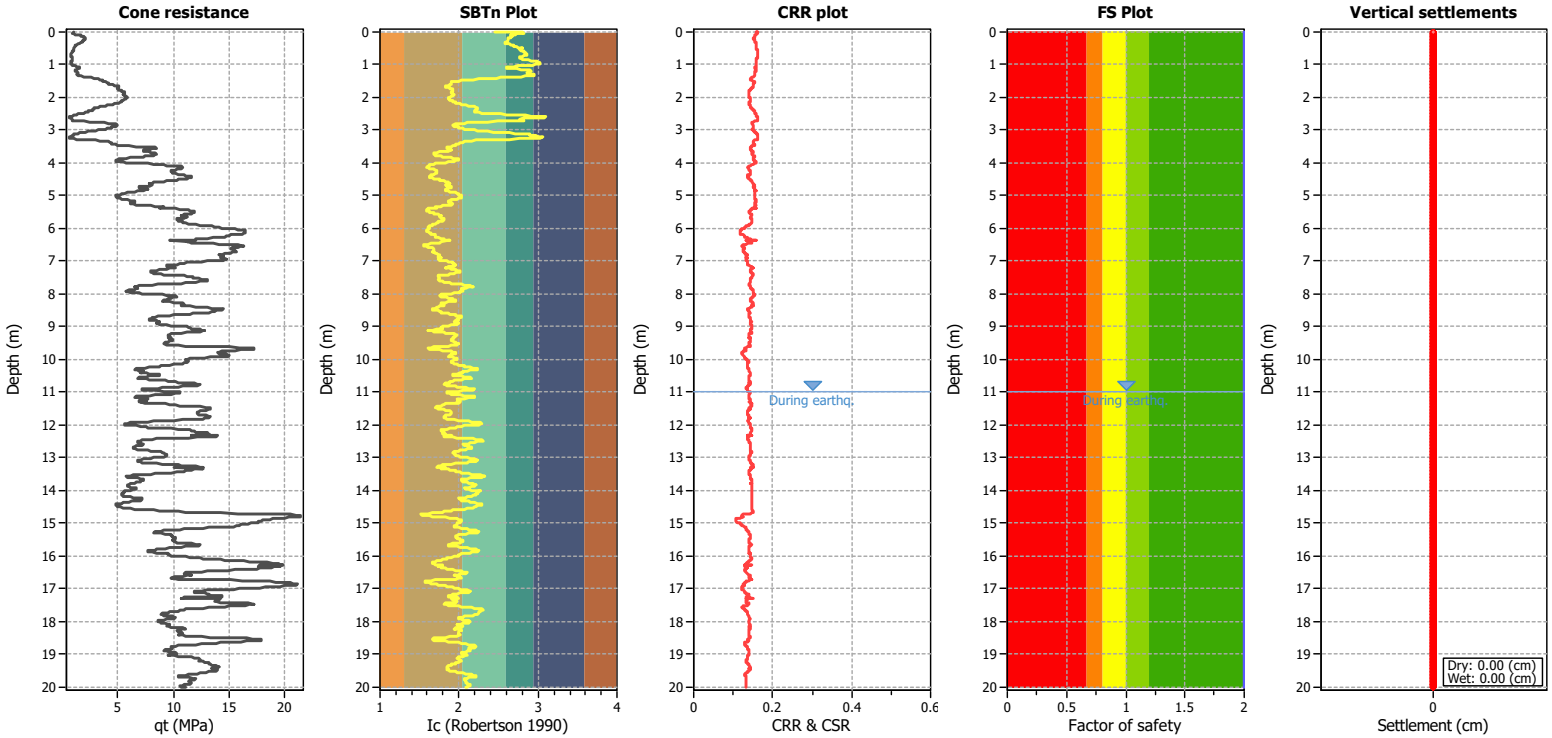
Analysis method:	B&I (2014)	G.W.T. (in-situ):	13.50 m	Use fill:	No	Clay like behavior applied:	.
Fines correction method:	B&I (2014)	G.W.T. (earthq.):	13.50 m	Fill height:	N/A	Limit depth applied:	No
Points to test:	Based on Ic value	Average results interval:	3	Fill weight:	N/A	Limit depth:	N/A
Earthquake magnitude M_w:	5.90	Ic cut-off value:	2.60	Trans. detect. applied:	No	MSF method:	Method based
Peak ground acceleration:	0.07	Unit weight calculation:	Based on SBT	K_σ applied:	Yes		

CLiq v.3.5.4.1 - CPTU data presentation & interpretation software - Report created on: 18/11/2025, 10:23:07 am 1
Project file: C:\Users\ThomasCantillon\CMW Geosciences Pty Ltd\Tauranga Office - TGA2025-0152 FRPA Stage 4 Banks to Mangawhero Road, Matamata\Office Technical\Cliq\CLiq - SLS - Total.clq

CMW Geosciences

Project: FRPA Stage 4
Location: Matamata

CPT: CPT01 - ULS Index
Total depth: 20.01 m



Analysis method:	B&I (2014)	G.W.T. (in-situ):	11.00 m	Use fill:	No	Clay like behavior applied:	.
Fines correction method:	B&I (2014)	G.W.T. (earthq.):	11.00 m	Fill height:	N/A	Limit depth applied:	Yes
Points to test:	Based on Ic value	Average results interval:	3	Fill weight:	N/A	Limit depth:	10.00 m
Earthquake magnitude M_w:	5.90	Ic cut-off value:	2.60	Trans. detect. applied:	No	MSF method:	Method based
Peak ground acceleration:	0.30	Unit weight calculation:	Based on SBT	K_σ applied:	Yes		

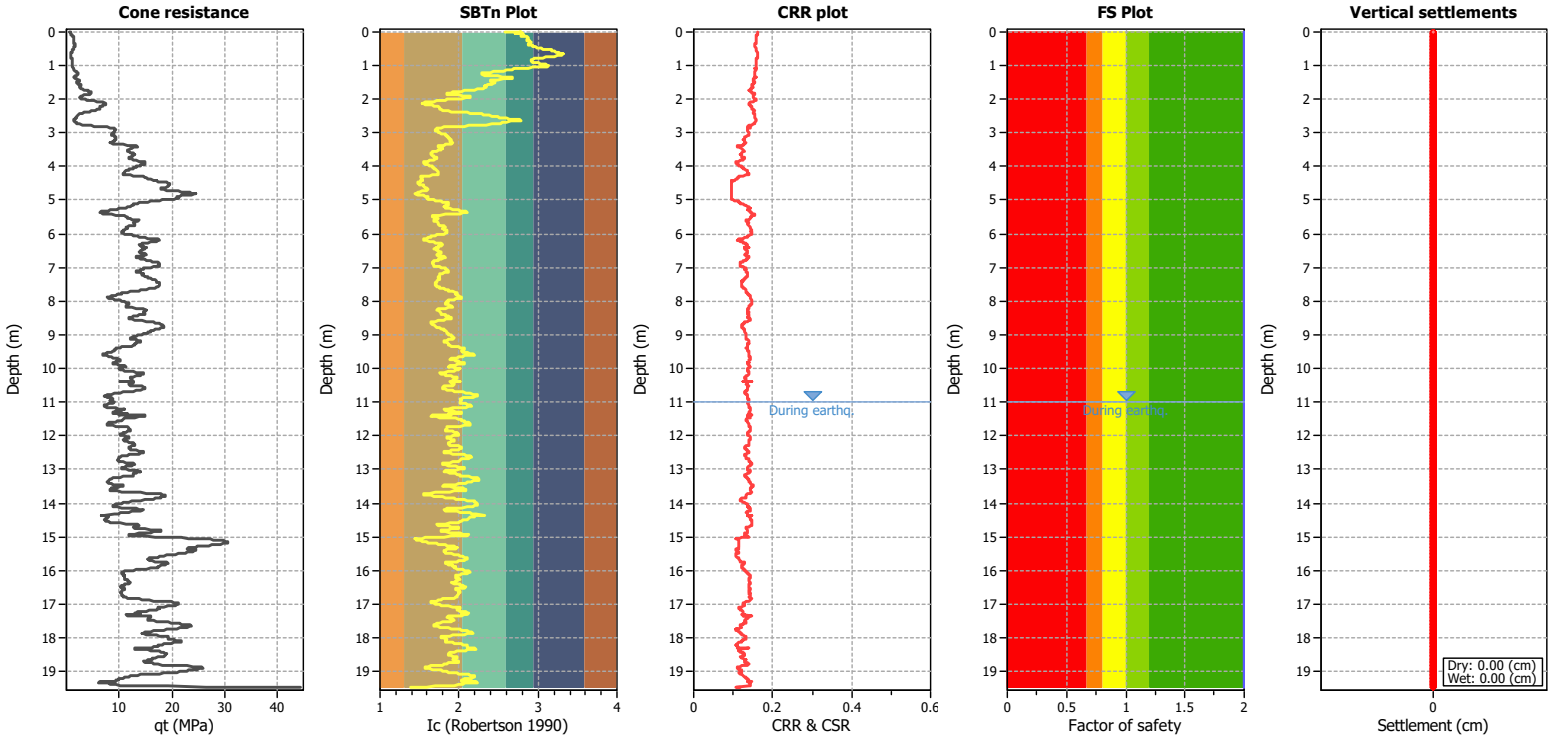
CLiq v.3.5.4.1 - CPTU data presentation & interpretation software - Report created on: 18/11/2025, 10:25:42 am 1

Project file: C:\Users\ThomasCantillon\CMW Geosciences Pty Ltd\Tauranga Office - TGA2025-0152 FRPA Stage 4 Banks to Mangawhero Road, Matamata\Office Technical\Cliq\CLiq - ULS - Index.clq

CMW Geosciences

Project: FRPA Stage 4
Location: Matamata

CPT: CPT02 - ULS Index
Total depth: 19.47 m



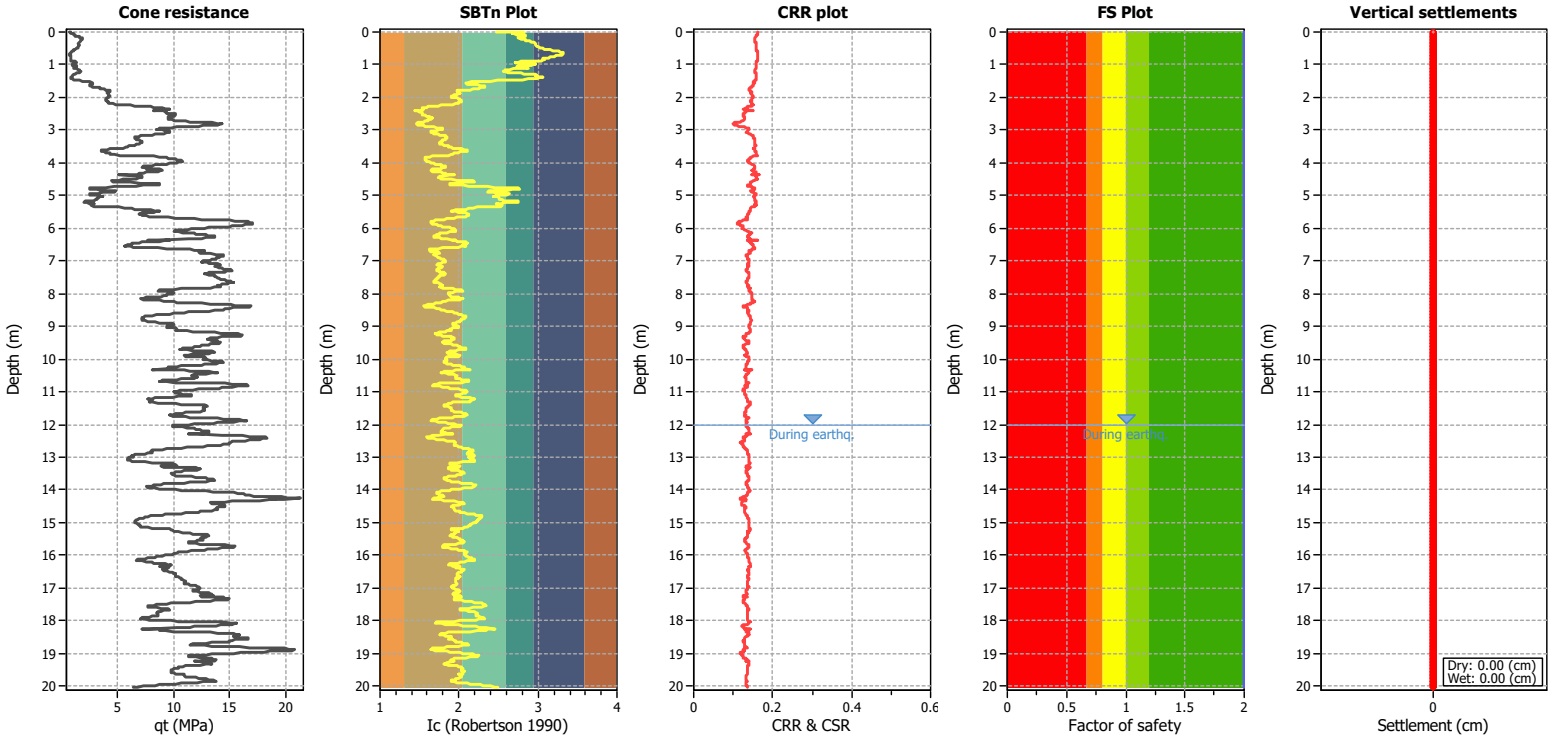
Analysis method:	B&I (2014)	G.W.T. (in-situ):	11.00 m	Use fill:	No	Clay like behavior applied:	.
Fines correction method:	B&I (2014)	G.W.T. (earthq.):	11.00 m	Fill height:	N/A	Limit depth applied:	Yes
Points to test:	Based on Ic value	Average results interval:	3	Fill weight:	N/A	Limit depth:	10.00 m
Earthquake magnitude M_w:	5.90	Ic cut-off value:	2.60	Trans. detect. applied:	No	MSF method:	Method based
Peak ground acceleration:	0.30	Unit weight calculation:	Based on SBT	K_σ applied:	Yes		

CLiq v.3.5.4.1 - CPTU data presentation & interpretation software - Report created on: 18/11/2025, 10:26:05 am 1
Project file: C:\Users\ThomasCantillon\CMW Geosciences Pty Ltd\Tauranga Office - TGA2025-0152 FRPA Stage 4 Banks to Mangawhero Road, Matamata\Office Technical\Cliq\CLiq - ULS - Index.clq

CMW Geosciences

Project: FRPA Stage 4
Location: Matamata

CPT: CPT03 - ULS Index
Total depth: 20.03 m



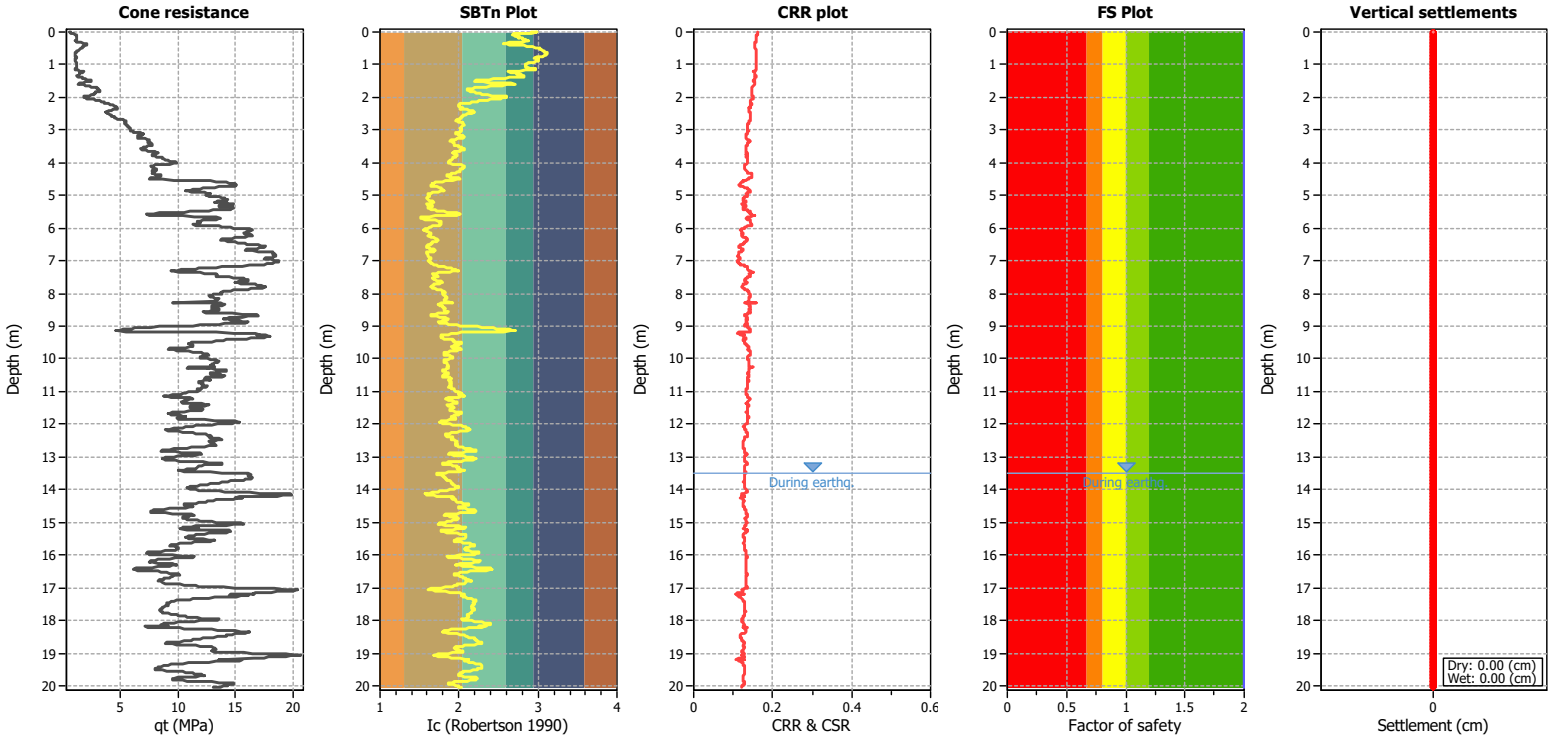
Analysis method:	B&I (2014)	G.W.T. (in-situ):	12.00 m	Use fill:	No	Clay like behavior applied:	.
Fines correction method:	B&I (2014)	G.W.T. (earthq.):	12.00 m	Fill height:	N/A	Limit depth applied:	Yes
Points to test:	Based on Ic value	Average results interval:	3	Fill weight:	N/A	Limit depth:	10.00 m
Earthquake magnitude M_w:	5.90	Ic cut-off value:	2.60	Trans. detect. applied:	No	MSF method:	Method based
Peak ground acceleration:	0.30	Unit weight calculation:	Based on SBT	K_o applied:	Yes		

CLiq v.3.5.4.1 - CPTU data presentation & interpretation software - Report created on: 18/11/2025, 10:26:20 am 1
Project file: C:\Users\ThomasCantillon\CMW Geosciences Pty Ltd\Tauranga Office - TGA2025-0152 FRPA Stage 4 Banks to Mangawhero Road, Matamata\Office Technical\Cliq\CLiq - ULS - Index.clq

CMW Geosciences

Project: FRPA Stage 4
Location: Matamata

CPT: CPT04 - ULS Index
Total depth: 20.04 m



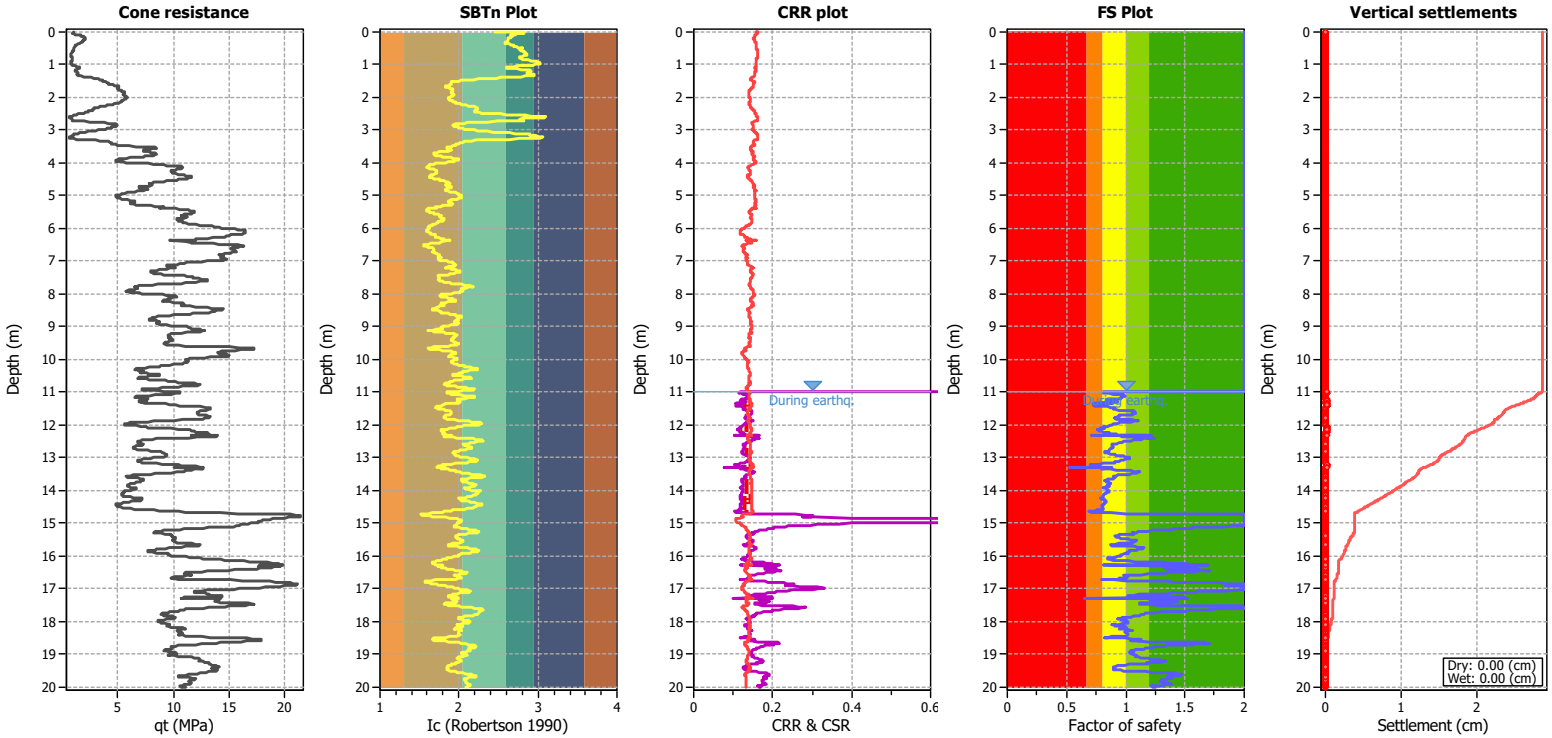
Analysis method:	B&I (2014)	G.W.T. (in-situ):	13.50 m	Use fill:	No	Clay like behavior applied:	.
Fines correction method:	B&I (2014)	G.W.T. (earthq.):	13.50 m	Fill height:	N/A	Limit depth applied:	Yes
Points to test:	Based on Ic value	Average results interval:	3	Fill weight:	N/A	Limit depth:	10.00 m
Earthquake magnitude M_w:	5.90	Ic cut-off value:	2.60	Trans. detect. applied:	No	MSF method:	Method based
Peak ground acceleration:	0.30	Unit weight calculation:	Based on SBT	K_o applied:	Yes		

CLiq v.3.5.4.1 - CPTU data presentation & interpretation software - Report created on: 18/11/2025, 10:26:34 am 1
Project file: C:\Users\ThomasCantillon\CMW Geosciences Pty Ltd\Tauranga Office - TGA2025-0152 FRPA Stage 4 Banks to Mangawhero Road, Matamata\Office Technical\Cliq\CLiq - ULS - Index.clq

CMW Geosciences

Project: FRPA Stage 4
Location: Matamata

CPT: CPT01 - ULS Total
Total depth: 20.01 m



Analysis method:	B&I (2014)	G.W.T. (in-situ):	11.00 m	Use fill:	No	Clay like behavior applied:	.
Fines correction method:	B&I (2014)	G.W.T. (earthq.):	11.00 m	Fill height:	N/A	Limit depth applied:	No
Points to test:	Based on Ic value	Average results interval:	3	Fill weight:	N/A	Limit depth:	N/A
Earthquake magnitude M_w:	5.90	Ic cut-off value:	2.60	Trans. detect. applied:	No	MSF method:	Method based
Peak ground acceleration:	0.30	Unit weight calculation:	Based on SBT	K_o applied:	Yes		

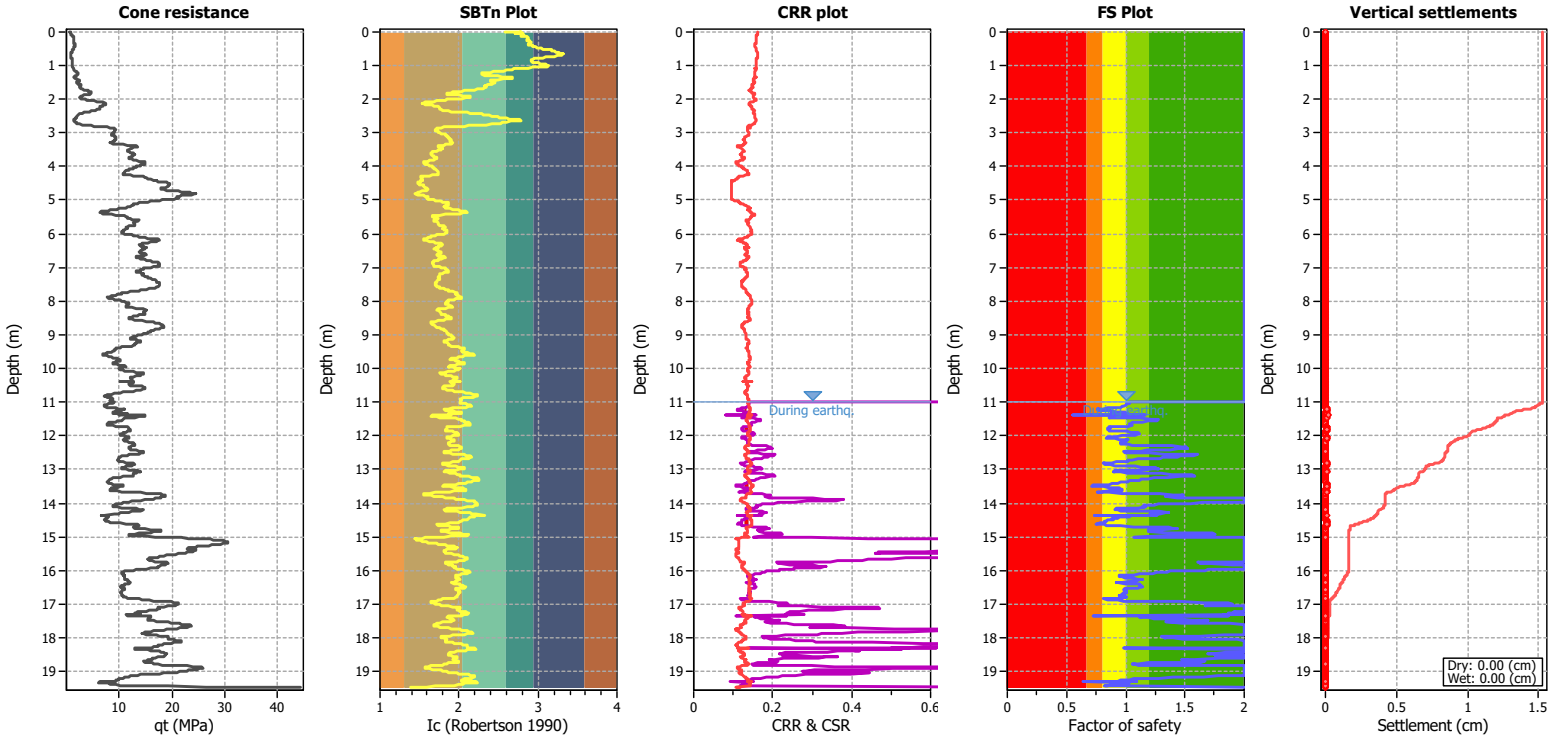
CLiq v.3.5.4.1 - CPTU data presentation & interpretation software - Report created on: 18/11/2025, 10:27:10 am 1

Project file: C:\Users\ThomasCantillon\CMW Geosciences Pty Ltd\Tauranga Office - TGA2025-0152 FRPA Stage 4 Banks to Mangawhero Road, Matamata\Office Technical\Cliq\CLiq - ULS - Total.clq

CMW Geosciences

Project: FRPA Stage 4
Location: Matamata

CPT: CPT02 - ULS Total
Total depth: 19.47 m



Analysis method:	B&I (2014)	G.W.T. (in-situ):	11.00 m	Use fill:	No	Clay like behavior applied:	.
Fines correction method:	B&I (2014)	G.W.T. (earthq.):	11.00 m	Fill height:	N/A	Limit depth applied:	No
Points to test:	Based on Ic value	Average results interval:	3	Fill weight:	N/A	Limit depth:	N/A
Earthquake magnitude M_w:	5.90	Ic cut-off value:	2.60	Trans. detect. applied:	No	MSF method:	Method based
Peak ground acceleration:	0.30	Unit weight calculation:	Based on SBT	K_o applied:	Yes		

CLiq v.3.5.4.1 - CPTU data presentation & interpretation software - Report created on: 18/11/2025, 10:27:30 am 1
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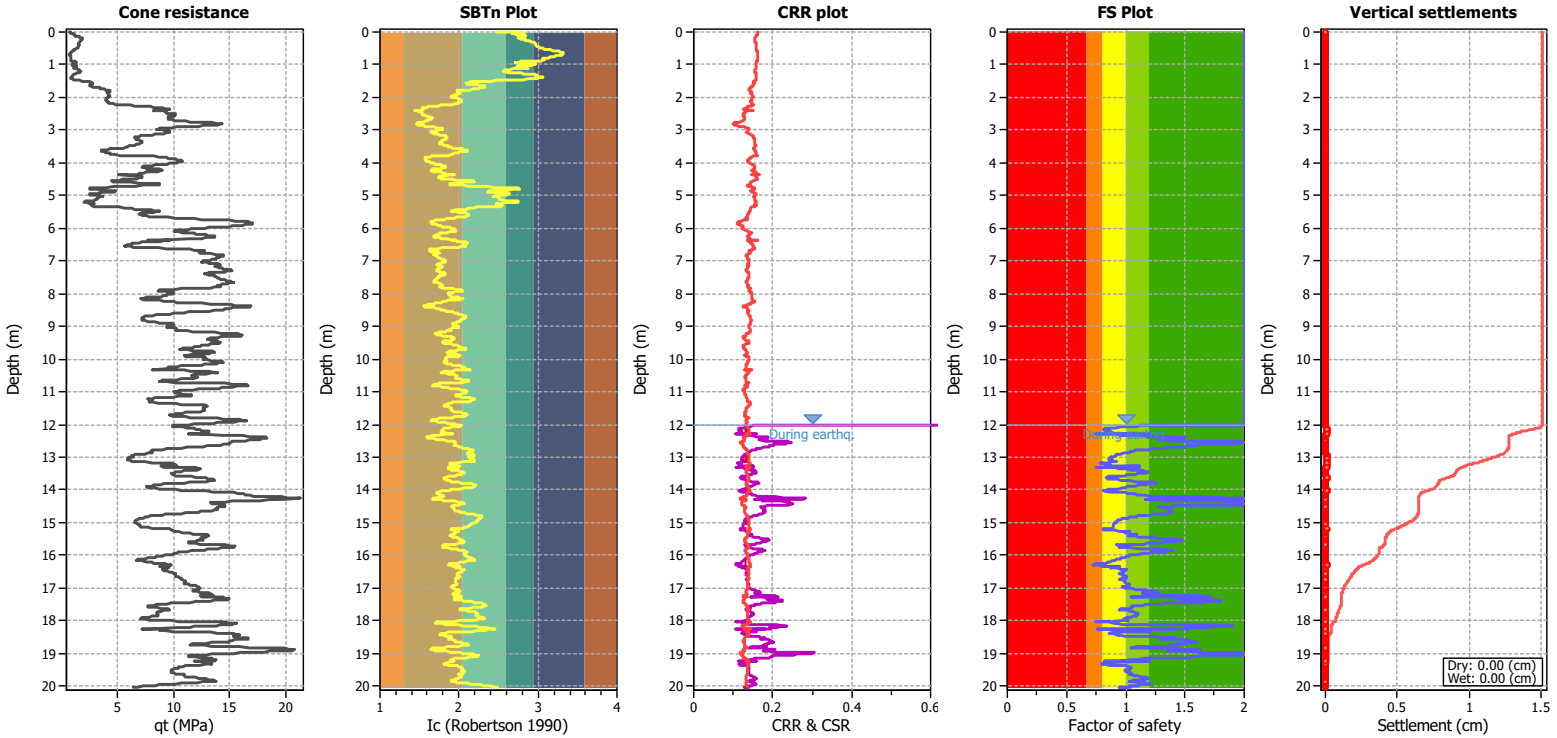
CMW Geosciences

Project: FRPA Stage 4
Location: Matamata

CPT: CPT03 - ULS Total
Total depth: 20.03 m



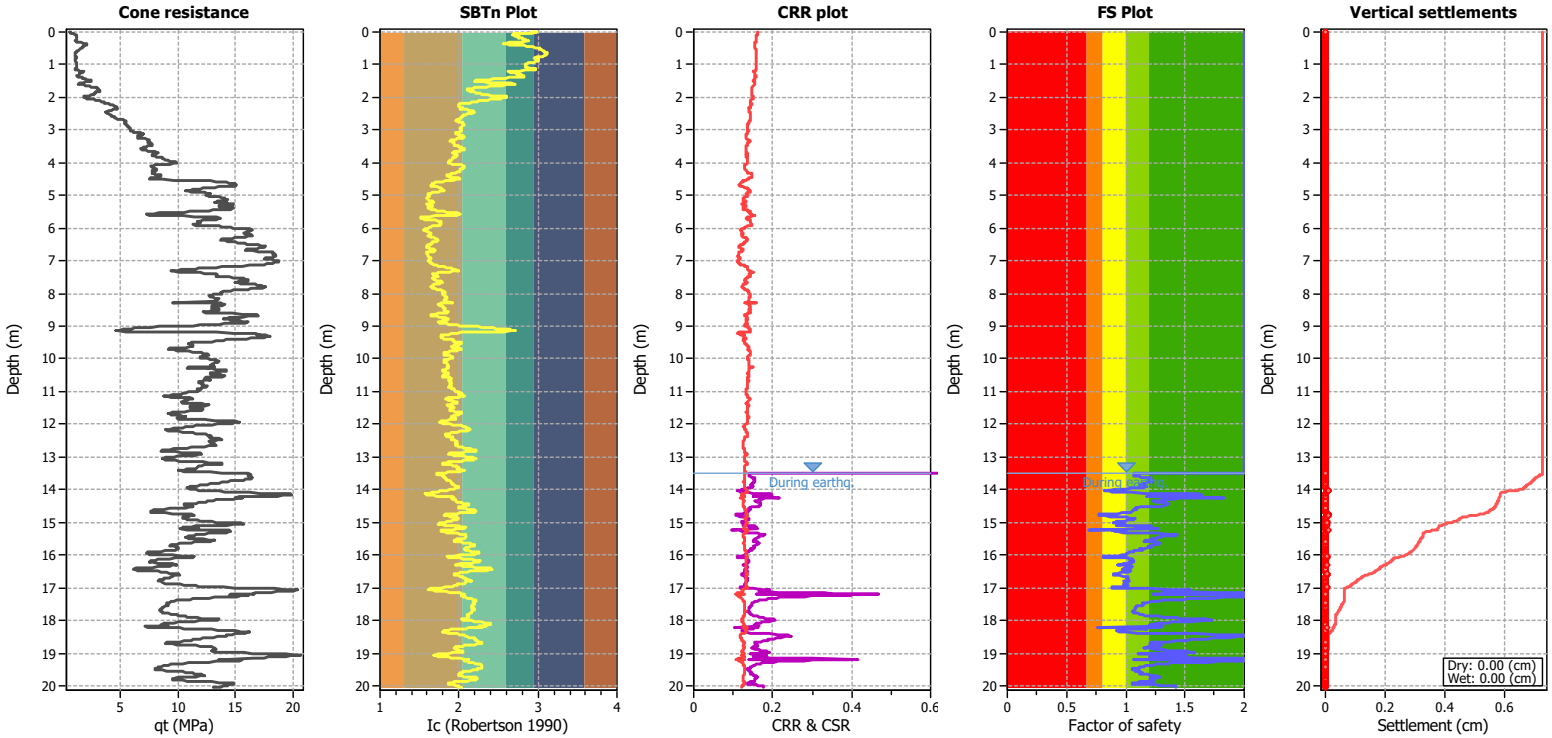
Analysis method:	B&I (2014)	G.W.T. (in-situ):	12.00 m	Use fill:	No	Clay like behavior applied:	.
Fines correction method:	B&I (2014)	G.W.T. (earthq.):	12.00 m	Fill height:	N/A	Limit depth applied:	No
Points to test:	Based on Ic value	Average results interval:	3	Fill weight:	N/A	Limit depth:	N/A
Earthquake magnitude M_w:	5.90	Ic cut-off value:	2.60	Trans. detect. applied:	No	MSF method:	Method based
Peak ground acceleration:	0.30	Unit weight calculation:	Based on SBT	K_o applied:	Yes		

CLiq v.3.5.4.1 - CPTU data presentation & interpretation software - Report created on: 18/11/2025, 10:27:47 am 1
Project file: C:\Users\ThomasCantillon\CMW Geosciences Pty Ltd\Tauranga Office - TGA2025-0152 FRPA Stage 4 Banks to Mangawhero Road, Matamata\Office Technical\Cliq\CLiq - ULS - Total.clq

CMW Geosciences

Project: FRPA Stage 4
Location: Matamata

CPT: CPT04 - ULS Total
Total depth: 20.04 m



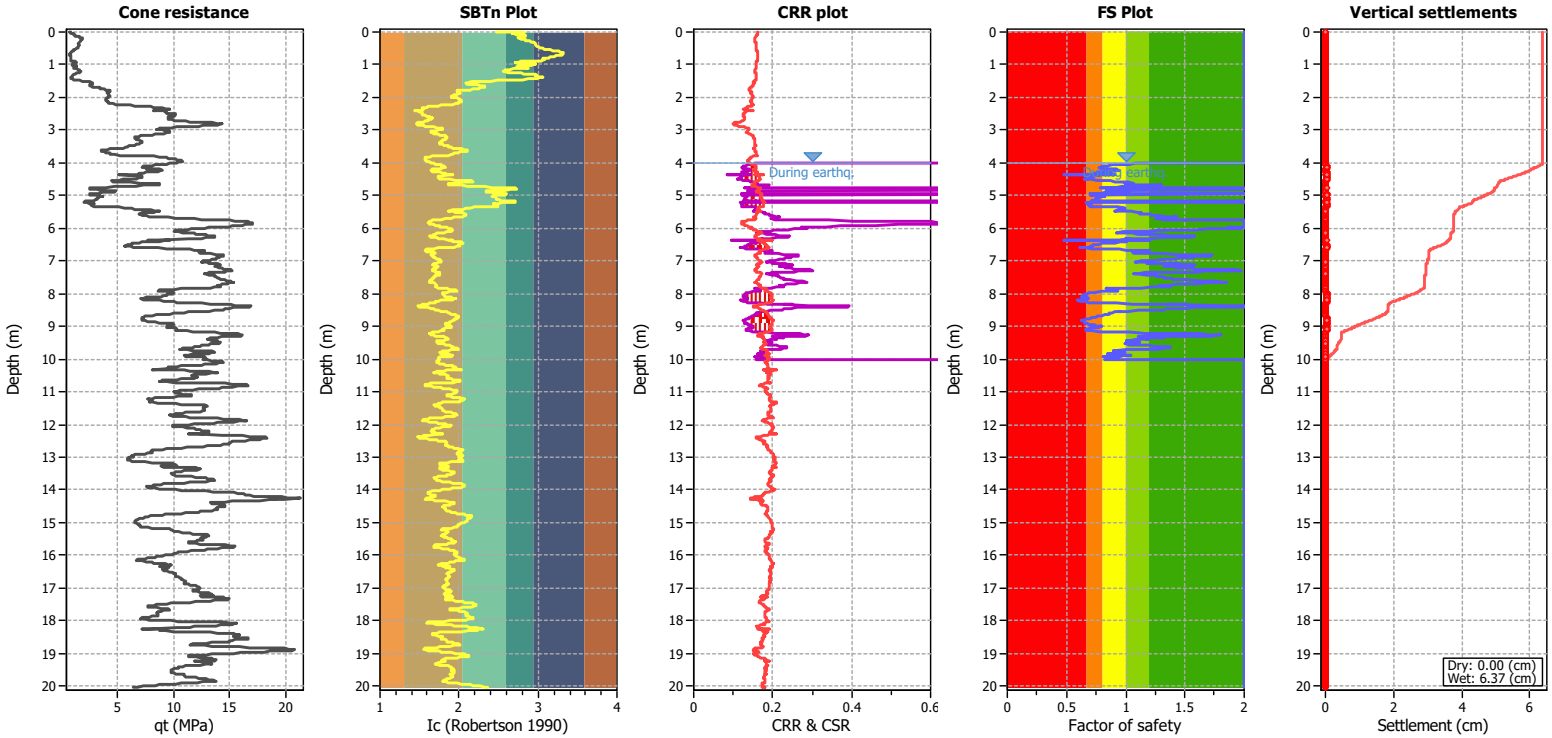
Analysis method:	B&I (2014)	G.W.T. (in-situ):	13.50 m	Use fill:	No	Clay like behavior applied:	.
Fines correction method:	B&I (2014)	G.W.T. (earthq.):	13.50 m	Fill height:	N/A	Limit depth applied:	No
Points to test:	Based on Ic value	Average results interval:	3	Fill weight:	N/A	Limit depth:	N/A
Earthquake magnitude M_w:	5.90	Ic cut-off value:	2.60	Trans. detect. applied:	No	MSF method:	Method based
Peak ground acceleration:	0.30	Unit weight calculation:	Based on SBT	K_o applied:	Yes		

CLiq v.3.5.4.1 - CPTU data presentation & interpretation software - Report created on: 18/11/2025, 10:28:03 am 1
Project file: C:\Users\ThomasCantillon\CMW Geosciences Pty Ltd\Tauranga Office - TGA2025-0152 FRPA Stage 4 Banks to Mangawhero Road, Matamata\Office Technical\Cliq\CLiq - ULS - Total.clq

CMW Geosciences

Project: FRPA Stage 4
Location: Matamata

CPT: CPT03 - ULS Index - Perched GW
Total depth: 20.03 m



Analysis method:	B&I (2014)	G.W.T. (in-situ):	4.00 m	Use fill:	No	Clay like behavior applied:	.
Fines correction method:	B&I (2014)	G.W.T. (earthq.):	4.00 m	Fill height:	N/A	Limit depth applied:	Yes
Points to test:	Based on Ic value	Average results interval:	3	Fill weight:	N/A	Limit depth:	10.00 m
Earthquake magnitude M_w:	5.90	Ic cut-off value:	2.60	Trans. detect. applied:	No	MSF method:	Method based
Peak ground acceleration:	0.30	Unit weight calculation:	Based on SBT	K_σ applied:	Yes		

CLiq v.3.5.4.1 - CPTU data presentation & interpretation software - Report created on: 18/11/2025, 10:24:55 am 1
Project file: C:\Users\ThomasCantillon\CMW Geosciences Pty Ltd\Tauranga Office - TGA2025-0152 FRPA Stage 4 Banks to Mangawhero Road, Matamata\Office Technical\Cliq\CLiq - ULS - Index - Perched CPT03.clq

APPENDIX F
Static Settlement Analyses

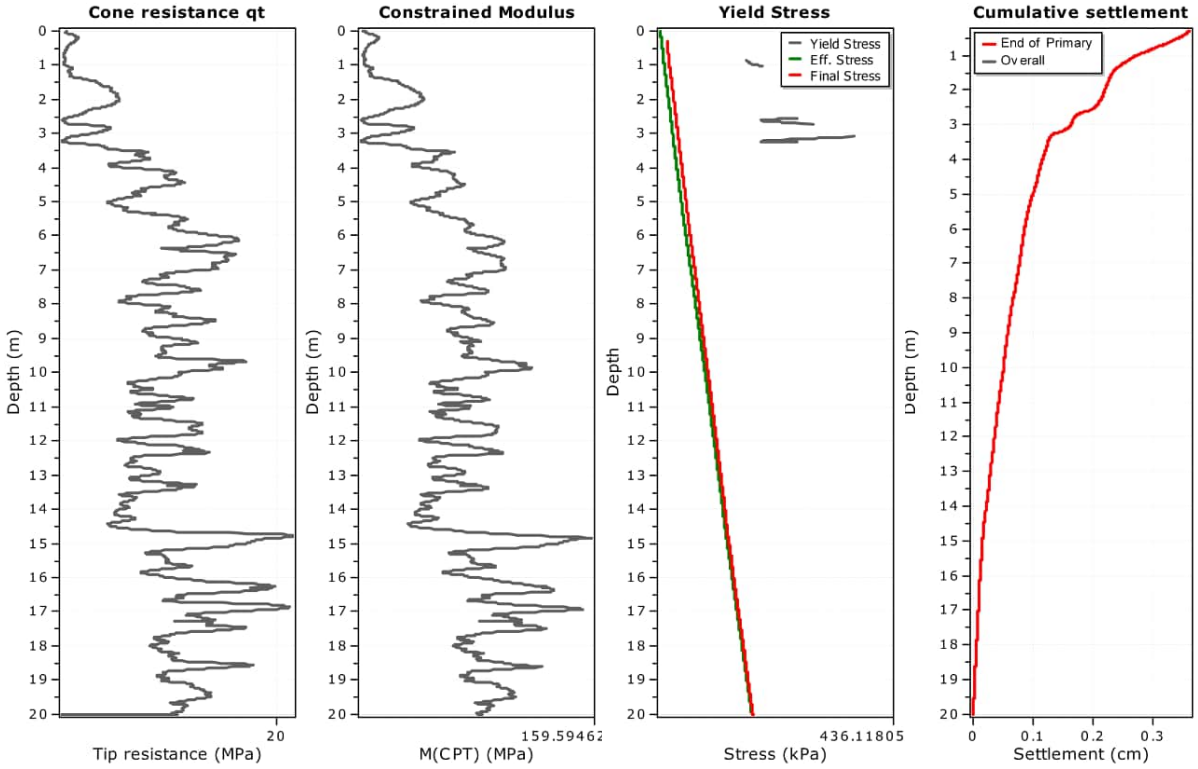
CMW Geosciences
Great People | Practical Solutions

CMW Geosciences

Project: FRPA Stage 4
Location: Matamata

CPT: CPT01
Total depth: 20.01 m, Date: 28/10/2025
Surface Elevation: 11.00 m, Est. GWL: 0.00 m
Coords: X:0.00, Y:0.00
Cone Type:
Cone Operator:

Settlements calculation according to theory of elasticity*



Calculation properties

Footing type: Rectangular
Footing width: 15.00 (m)
L/B: 1.0
Footing pressure: 10.00 (kPa)
Embedment depth: 0.30 (m)
Footing is rigid: No
Remove excavation load: No
Apply 20% rule: No
Calculate secondary settlements: No
Time period for primary consolidation: N/A
Time period for second. settlements: N/A

* Primary settlement calculation is performed according to the following formula:

$$S = \sum \frac{\Delta\sigma_v}{M_{CPT}} \Delta z$$

* Secondary (creep) settlement calculation is performed according to the following formula:

where t_p is the duration of primary consolidation

CPeT-IT v.3.9.5.1 - CPTU data presentation & interpretation software - Report created on: 11/11/2025, 12:11:10 pm 1
Project file: C:\Users\ThomasCantillon\CMW Geosciences Pty Ltd\Tauranga Office - TGA2025-0152 FRPA Stage 4 Banks to Mangawhero Road, Matamata\Office Technical\CPet-IT.cpt

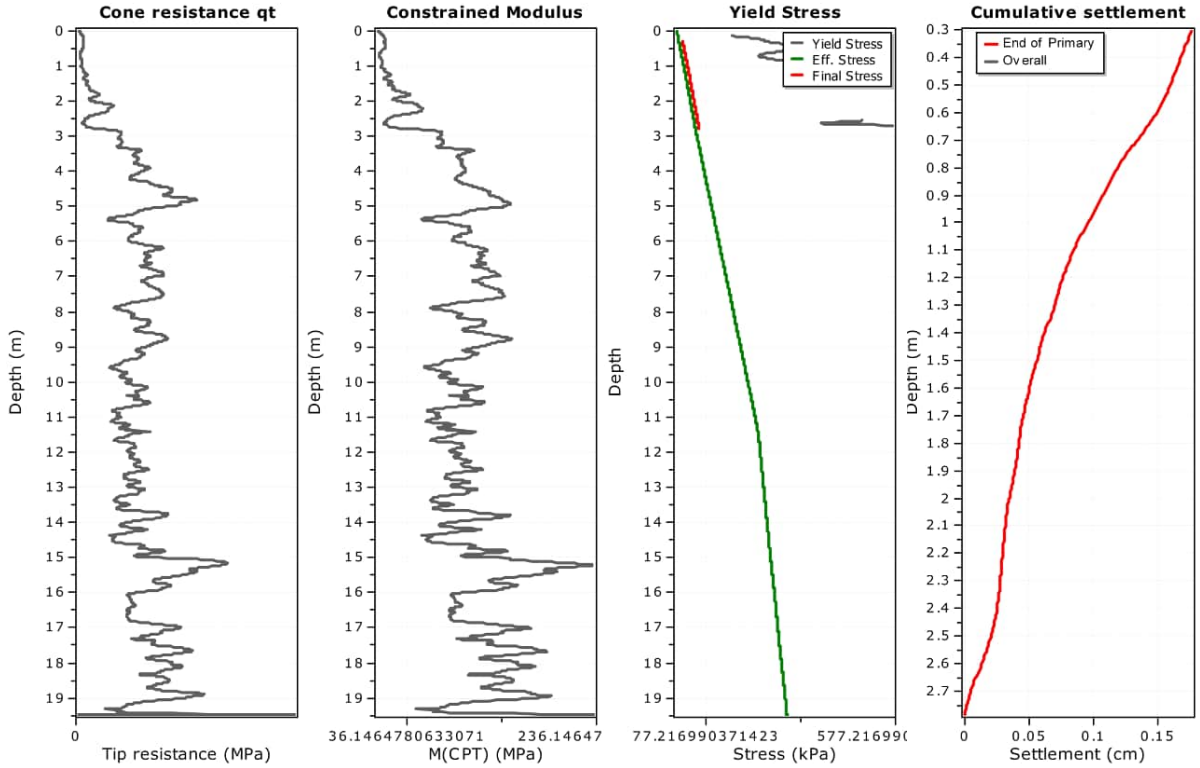
CMW Geosciences

CMW Geosciences

CPT: CPT02
Total depth: 19.47 m, Date: 28/10/2025
Surface Elevation: 0.00 m, Est. GWL: 11.50 m
Coords: X:0.00, Y:0.00
Cone Type:
Cone Operator:

Project: FRPA Stage 4
Location: Matamata

Settlements calculation according to theory of elasticity*



Calculation properties

Footing type: Rectangular
Footing width: 15.00 (m)
L/B: 1.0
Footing pressure: 10.00 (kPa)
Embedment depth: 0.30 (m)
Footing is rigid: No
Remove excavation load: No
Apply 20% rule: Yes
Calculate secondary settlements: No
Time period for primary consolidation: N/A
Time period for second. settlements: N/A

* Primary settlement calculation is performed according to the following formula:

$$S = \sum \frac{\Delta\sigma_v}{M_{CPT}} \Delta z$$

* Secondary (creep) settlement calculation is performed according to the following formula:

where t_p is the duration of primary consolidation

CPeT-IT v.3.9.5.1 - CPTU data presentation & interpretation software - Report created on: 11/11/2025, 12:11:48 pm 1
Project file: C:\Users\ThomasCantillon\CMW Geosciences Pty Ltd\Tauranga Office - TGA2025-0152 FRPA Stage 4 Banks to Mangawhero Road, Matamata\Office Technical\CPet-IT.cpt

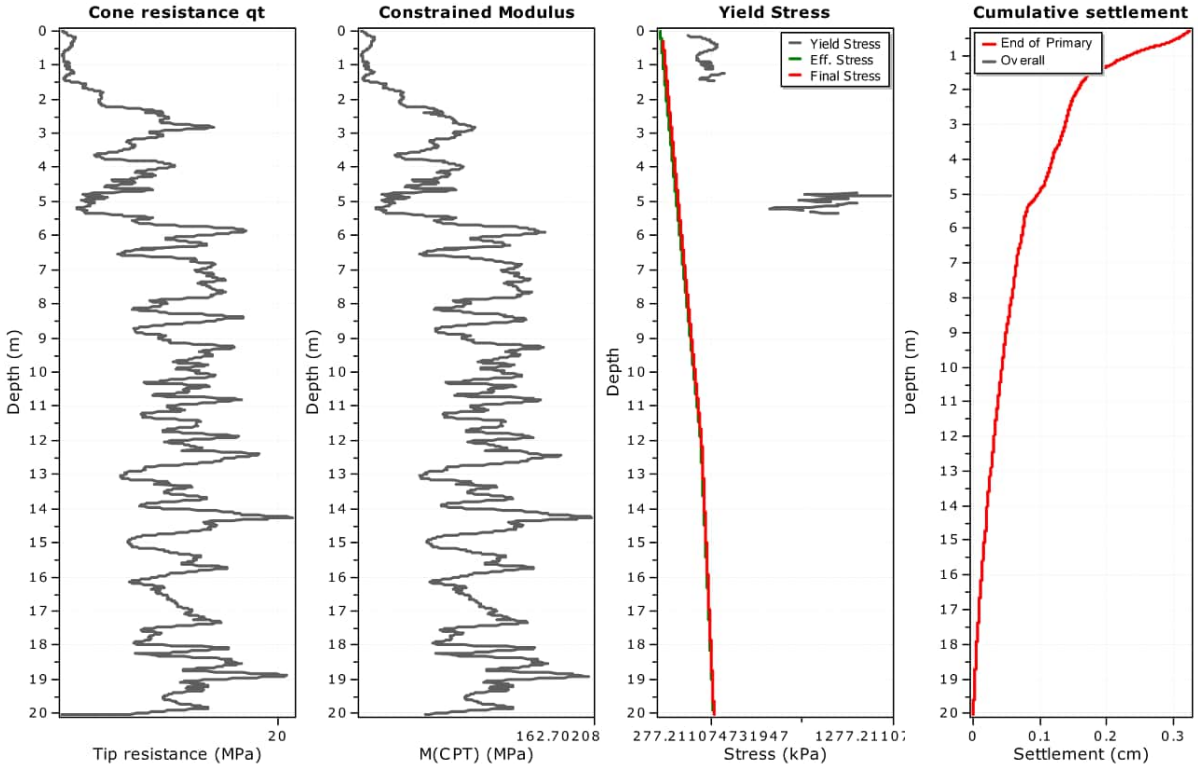
CMW Geosciences

CMW Geosciences

CPT: CPT03
Total depth: 20.03 m, Date: 28/10/2025
Surface Elevation: 0.00 m, Est. GWL: 12.00 m
Coords: X:0.00, Y:0.00
Cone Type:
Cone Operator:

Project: FRPA Stage 4
Location: Matamata

Settlements calculation according to theory of elasticity*



Calculation properties

Footing type: Rectangular
Footing width: 15.00 (m)
L/B: 1.0
Footing pressure: 10.00 (kPa)
Embedment depth: 0.30 (m)
Footing is rigid: No
Remove excavation load: No
Apply 20% rule: No
Calculate secondary settlements: No
Time period for primary consolidation: N/A
Time period for second. settlements: N/A

* Primary settlement calculation is performed according to the following formula:

$$S = \sum \frac{\Delta\sigma_v}{M_{CPT}} \Delta z$$

* Secondary (creep) settlement calculation is performed according to the following formula:

where t_p is the duration of primary consolidation

CPeT-IT v.3.9.5.1 - CPTU data presentation & interpretation software - Report created on: 11/11/2025, 12:12:24 pm 1
Project file: C:\Users\ThomasCantillon\CMW Geosciences Pty Ltd\Tauranga Office - TGA2025-0152 FRPA Stage 4 Banks to Mangawhero Road, Matamata\Office Technical\CPet-IT.cpt

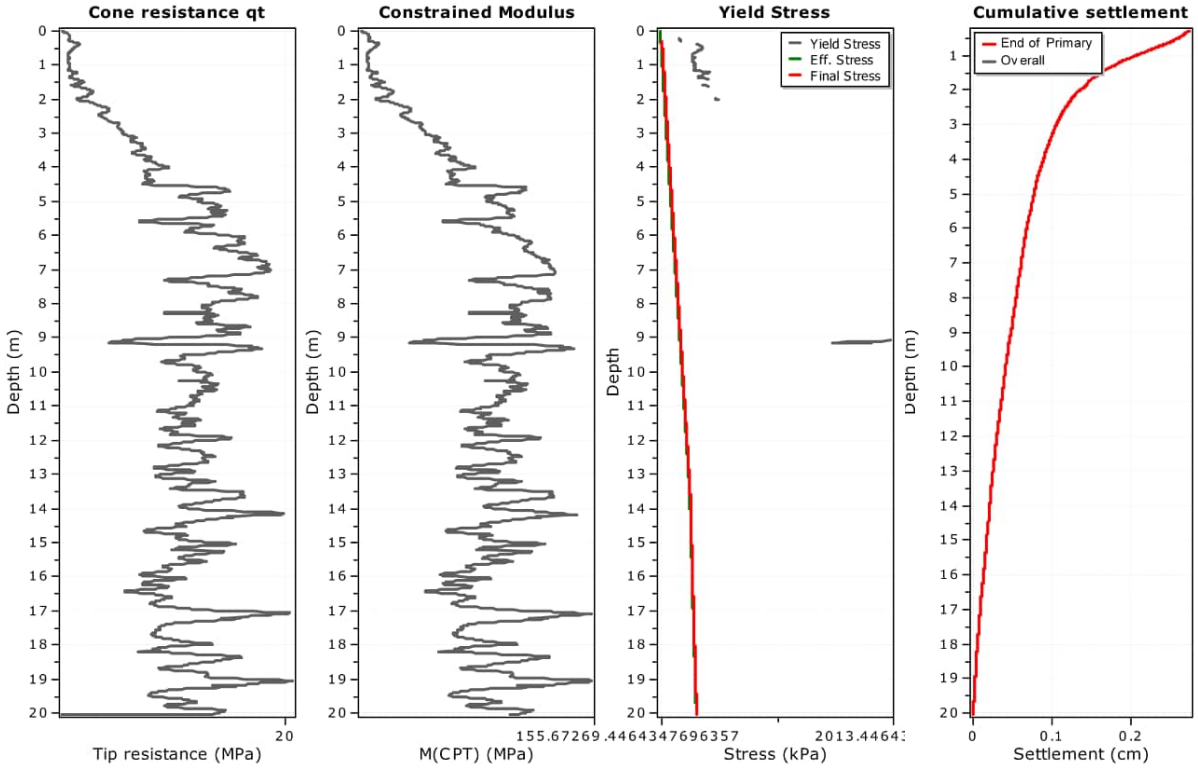
CMW Geosciences

CMW Geosciences

Project: FRPA Stage 4
Location: Matamata

CPT: CPT04
Total depth: 20.04 m, Date: 28/10/2025
Surface Elevation: 0.00 m, Est. GWL: 13.50 m
Coords: X:0.00, Y:0.00
Cone Type:
Cone Operator:

Settlements calculation according to theory of elasticity*



Calculation properties

Footing type: Rectangular
Footing width: 15.00 (m)
L/B: 1.0
Footing pressure: 10.00 (kPa)
Embedment depth: 0.30 (m)
Footing is rigid: No
Remove excavation load: No
Apply 20% rule: No
Calculate secondary settlements: No
Time period for primary consolidation: N/A
Time period for second. settlements: N/A

* Primary settlement calculation is performed according to the following formula:

$$S = \sum \frac{\Delta\sigma_v}{M_{CPT}} \Delta z$$

* Secondary (creep) settlement calculation is performed according to the following formula:

where t_p is the duration of primary consolidation

CPeT-IT v.3.9.5.1 - CPTU data presentation & interpretation software - Report created on: 11/11/2025, 12:13:03 pm 1
Project file: C:\Users\ThomasCantillon\CMW Geosciences Pty Ltd\Tauranga Office - TGA2025-0152 FRPA Stage 4 Banks to Mangawhero Road, Matamata\Office Technical\CPet-IT.cpt

APPENDIX G

Natural Hazards Risk Assessment

NATURAL HAZARDS RISK ASSESSMENT FOR LANDUSE CHANGE

PROPOSED RESIDENTIAL SUBDIVISION, FRPA STAGE 4, MATAMATA

1 CONTEXT

This appendix to CMW report reference TGA2025-0152AB Rev 6 sets out the criteria for and presents the results of an assessment of the geotechnical-related natural hazards associated with this proposed subdivision development.

Section 106 of the Resource Management Act (RMA) requires an assessment of the risk from natural hazards to be carried out when considering the granting of a subdivision consent. S106 RMA specifically states that the assessment must consider the combined effect of the natural hazard likelihood and material damage to land, other land, or structures (consequence).

Section 2 of the RMA defines natural hazards as any atmospheric or earth or water related occurrence (including earthquake, tsunami, erosion, volcanic and geothermal activity, landslip, subsidence, sedimentation, wind, drought, fire, or flooding) the action of which adversely affects or may adversely affect human life, property, or other aspects of the environment.

The National Policy Statement for Natural Hazards 2025 (NPS-NH) provides direction under the Resource Management Act 1991 for assessing the risk associated with natural hazards for subdivision, use and development.

2 BASIS OF ASSESSMENT

2.1 Risk Classification

The occurrence of natural hazards and their potential impacts on the proposed subdivision development is assessed in terms of risk significance, which is based on likelihood and consequence factors. A risk matrix is used to assess the likelihood and consequence factors, the form of which used by CMW for this project is presented in Table B1 which is derived from Appendix 1 of the NPS-NH.

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Table B1: Risk Matrix

ARI (Years) AEP	Almost certain Up to 10 10% or more	Very Likely 10-20 10% to 5%	Likely 20 – 50 5% to 2%	Possible 50 – 100 2% to 1%	Unlikely 100 – 500 1% to 0.2%	Rare 500 – 5000 0.2% to 0.02%	Very rare >5000 <0.02%
Catastrophic	Very High	Very High	Very High	High	Medium	Medium	Medium
Major	Very High	Very High	High	High	Medium	Medium	Medium
Moderate	High	High	High	Medium	Medium	Low	Low
Minor	Medium	Medium	Medium	Medium	Low	Low	Low
Negligible	Low	Low	Low	Low	Low	Low	Low

2.2 Likelihood

With respect to assessing the likelihood or chance of the risk occurring, the qualitative definitions used by CMW for this project are provided in Table B2 for each likelihood classification, which is derived from Appendix 1 of the NPS-NH.

Table B2: Likelihood Classification (extract from NPS-NH)

Likelihood level	Annual exceedance probability (AEP)	Average recurrence interval (ARI) or 'return period'
Almost certain	10% or more	Up to and including 10 years
Very likely	10% to 5%	Over 10 and up to and including 20 years
Likely	5% to 2%	Over 20 and up to and including 50 years
Possible	2% to 1%	Over 50 and up to and including 100 years
Unlikely	1% to 0.2%	Over 100 and up to and including 500 years
Rare	0.2% to 0.02%	Over 500 and up to and including 5,000 years
Very rare	Less than 0.02%	More than 5,000 years

2.3 Consequence

In terms of determining the consequence or severity of the natural hazard occurring, the qualitative definitions used by CMW for this project are provided in Table B3 for each consequence classification, which is derived from Appendix 1 of the NPS-NH.

Table B3: Consequence Table (extract from NPS-NH)

Consequence Level	Damage to Property	Potential for Injury or Fatalities
Catastrophic	Severe damage to land and building(s), potential for collapse or total destruction f structures. Building(s) need to be demolished, rebuilt or relocated.	High threat to life safety, with probable fatalities and/or critical injuries.
Major	Major damage to land and building(s), including structural damage. Loss of use and substantial repair required.	Unsafe for people, with potential for many injuries, or critical injuries and/or fatalities.
Moderate	Some damage to land and non-structural damage to building(s). Limited loss of use, repairs required.	Unsafe for people, with potential for injuries, although expected to be minor.
Minor	Minor damage to land and building(s). No loss of use, minimal repairs required.	Isolated minor injuries possible.
Negligible	No loss of use, no building repairs required.	No injuries.

2.4 Proportionate Management of Natural Hazard Risk

It is recognised that the natural hazard risk assessment provided herein is qualitative and, due to the wide range of possible geohazards that could occur, is somewhat subjective. Decision-makers must consider the scale and detail of information necessary to assess the risk by having regard to the anticipated level of risk.

Other methods are available to quantitatively assess an acceptable level of geotechnical related natural hazard risk, such as defining an acceptable factor of safety with respect to slope stability or acceptable differential ground settlements with respect to recommended building code limits.

When managing natural hazard risk associated with subdivision, use and development, decision-makers must apply mitigation measures, including location and design, for the purposes of ensuring that:

(a) very high natural hazard risk is avoided;

(b) high or medium natural hazard risk is avoided or mitigated proportionate to the

level of risk; and

(c) any creation of, or increase in, significant natural hazard risk on other sites is avoided or mitigated proportionate to the level of natural hazard risk.

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3 RISK ASSESSMENT

The natural hazards relevant to this proposed subdivision development and adjacent, potentially affected land have been assessed with respect to the criteria outlined above.

Assessment is based on proposed post development ground conditions with and without any geotechnical controls. The latent risk was first assessed with the site in its proposed developed state to consider the risks to the development and surrounding land, including assessment of land modifications from the pre-existing natural state, without any implemented geotechnical controls. The specific geotechnical mitigation measures and engineering design solutions outlined in the table below and CMW report, where relevant, were then considered to determine the natural hazard residual risk remaining after the proposed controls have been implemented.

Results of this assessment are presented in Table C1 below.

Table C1: Natural Hazard Risk Assessment Results

NPHS Hazard	Description	Proposed Site Latent Risk of Damage to Land / Structures			Comments and Geotechnical Control	Proposed Site Residual Risk of Damage to Land / Structures OR Acceleration/ Worsening of Hazard with Geotechnical Controls Implemented		
		Likelihood	Consequence	Risk Rating		Likelihood	Consequence	Risk Rating
Earthquake	Fault Rupture	Rare	Negligible	Low	Approximately 3km from the Kerepehi Fault. Recurrence interval of 2,000 to 3,500 years, no control required.	Rare	Negligible	Low
	Liquefaction Subsidence	Rare	Minor	Low	Deep groundwater table, low risk of surface manifestation. Shallow foundations.	Rare	Minor	Low
	Lateral Spread	Rare	Negligible	Low	Site is classified as a TC1 site with 11m to 13.5m above water table. No geotechnical controls warranted.	Rare	Negligible	Low
Volcanic Activity	Ash & Pyroclastic Falls	Very Rare	Moderate	Low	No geotechnical controls warranted	Very Rare	Moderate	Low
	Lava flows & Lahars	Very Rare	Moderate	Low	No geotechnical controls warranted	Very Rare	Moderate	Low
Geothermal Activity	Formation of geysers, hot springs,	Very Rare	Moderate	Low	Low risk due to distance from	Very Rare	Moderate	Low

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Table C1: Natural Hazard Risk Assessment Results									
NPHS Hazard	Description	Proposed Site Latent Risk of Damage to Land / Structures			Comments and Geotechnical Control	Proposed Site Residual Risk of Damage to Land / Structures OR Acceleration/ Worsening of Hazard with Geotechnical Controls Implemented			
		Likelihood	Consequence	Risk Rating		Likelihood	Consequence	Risk Rating	
	fumaroles, mud pools				closest known geothermal area				
Erosion	Cut and Fill Batters	Almost Certain	Minor	Medium	Slope batters to be designed by geotechnical engineer	Unlikely	Minor	Low	
Landslip	Global Slope Instability	Possible	Moderate	Medium	Slope stability assessment adjacent to the 6.5m deep pit and possible building restrictions	Rare	Moderate	Low	
	Soil Creep	Rare	Negligible	Low	No geotechnical control warranted	Rare	Negligible	Low	
	Bearing Capacity Failure	Possible	Moderate	Medium	Bearing Capacity to be assessed by Geotechnical Engineer and foundations designed to suit	Rare	Moderate	Low	
	Cut & Fill Batter Instability	Possible	Moderate	Medium	Slope batters to be designed by geotechnical engineer	Rare	Moderate	Low	
Subsidence	Soft soils leading to foundation subsidence	Rare	Moderate	Low	Undercut and remove any surficial soft soils, existing fill and replace with engineered fill. Geotechnical engineer to observe building preparation works during construction.	Very Rare	Moderate	Low	
	Sinkholes	Rare	Moderate	Low	Site Investigation and geomorphic mapping will determine the risk	Very Rare	Moderate	Low	
	Effects of Dewatering	Unlikely	Moderate	Medium	Dewatering unlikely to be required due to low groundwater table and depth of	Rare	Moderate	Low	

Table C1: Natural Hazard Risk Assessment Results								
NPHS Hazard	Description	Proposed Site Latent Risk of Damage to Land / Structures			Comments and Geotechnical Control	Proposed Site Residual Risk of Damage to Land / Structures OR Acceleration/ Worsening of Hazard with Geotechnical Controls Implemented		
		Likelihood	Consequence	Risk Rating		Likelihood	Consequence	Risk Rating
					proposed earthworks			
Sedimentation	Rockfall, Debris Inundation	Very Rare	Negligible	Low	Site is near level	Very Rare	Negligible	Low
Coastal Erosion & Coastal Inundation	Erosion and Inundation	Very Rare	Negligible	Low	Site is >50km away from coast	Very Rare	Negligible	Low
Tsunami	Tsunami	Very Rare	Negligible	Low	Site is >50km away from coast	Very Rare	Negligible	Low
Flooding	Inundation	Rare	Minor	Low	No rivers or streams run through the site or nearby. Stormwater disposal design for concentrated flows from roads and roof areas.	Rare	Minor	Low

Notes:

- Assessments include the impact of the proposed subdivision works on adjacent properties.
- The following reference(s) contain information on the hazards contained in this assessment and the non-geotechnical hazards that have not been included:
    - **Waikato**
      https://waikatoregion.maps.arcgis.com/apps/MapSeries/index.html?appid=f2b48398f93146e8a5cf0aa3fddce92c



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TGA2025-0152AD Rev 0 – Pre Notification Comments – PC64

CMW has been requested to respond to WRC staff feedback relating to the Private Plan Change 64 – Banks Road (PPC64) to the Matamata-Piako District Plan (MPDP). Our response is as follows:

Seismic – fault rupture

15. The GeoHazard report has listed the Kerepehi Fault as an active fault and considering the recurrence interval of the fault (2000-3500 years) and distance from the site (~3km), it is considered to be a medium risk for the development and has not been assessed further.

CMW Response: The Kerepehi Fault is well defined and located approximately ~3km away from the proposed building platform, therefore low risk to fault rupture. We have updated our NPS-NH assessment to reflect this risk. Based on the "well defined" fault location away from the site, and low risk of fault rupture affecting the building platform, no further assessment has been considered to be necessary. Guidance from MFE guidelines for development near active faults has been adopted and on this basis the 3km offset from the fault alignment suggests low risk to the development site in the event the fault displaces in the future. Additionally, WRC's comments appear to conflate earthquake (seismic shaking) with fault rupture hazard, which are addressed separately in the NHRA.

16. While the GeoHazard report adequately considers the ground conditions directly at the site in regard to liquefaction potential, it appears the fault rupture risk assessment has not considered published works regarding the Kerepehi Fault or the effects of whichever segment of the fault poses the greatest hazard. We consider that potentially a more in depth analysis could change the risk assessment. For example, the closest fault segment to this location is the Te Puninga, which Persaud et al (2015) and Villamor et al (2025) have suggested is capable of generating a Mw 6.8-6.9 earthquake, causing ground shaking of MMI 9-10 (extreme intensity) in Matamata. Villamor et al., also indicated a more frequent average recurrence interval of 1,000 years (c.f. 2,000-3,500 years given in the report) and PGA (peak ground acceleration) values somewhat higher than what was adopted in the MBIE guidance.

CMW Response: A change in fault behaviour Magnitudes and PGA will affect ground shaking liquefaction risk and superstructure design but is not likely to affect fault rupture (still low risk). Whilst we acknowledge there may be a difference in the recurrence interval and PGA values from recent published works, we have adopted industry accepted MBIE guidance which is considered to be the current best practice in earthquake engineering.

17. Therefore, considering the evidence mentioned above we consider it more appropriate to adopt a precautionary approach by further investigating the fault rupture risks in connection with the proposed rezoning. Further understanding the potential risks associated with fault rupture will help assess if the risks are acceptable or tolerable. This will be in alignment with WRPS objective HAZ-01(2), which outlines that effects of natural hazards on people, property and the environment are managed by reducing the risks from hazards to acceptable or tolerable level. Policies HAZ-P1, HAZ-P2 also outline the need to appropriately manage natural hazard risks to an acceptable or tolerable level, and policy HAZ–P3 lists the criteria applicants should have particular regard when managing

natural hazard risks. Accordingly, we recommend that the fault rupture issue is further investigated considering the evidence provided above

CMW Response: We have undertaken an assessment of natural hazard risk in accordance with the NPS-NH which generally aligns with the outcomes sought by the Waikato Regional Policy Statement in relation to natural hazards. Therefore, given the site is situated a sufficient distance away from the nearest identified fault, guidance from MBIE in relation to PGA's have been adopted for earthquake loadings and consideration given to geotechnical risks from this, no further investigation is considered warranted. Refer response to Item 15 with regards to sufficient offset from active fault.

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Preliminary Site Investigation Report

61-117 Banks Road, Matamata

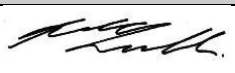
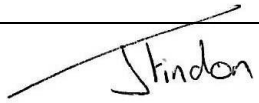
16 February 2026
Job# 251003
Rev B

Preliminary Site Investigation Report
61-117 Banks Road, Matamata

This report has been prepared for KA Matamata Limited Partnership (The Client) by Geohazard Environmental Ltd. No liability is accepted by this company or any employee or sub-consultant of this company with respect to its use by any other parties.

This disclaimer shall apply notwithstanding that the report may be made available to other persons for an application for permission or approval to fulfil a legal requirement.

The contents of this report comply with good practice and professional standards. It has been approved for release and signed by a Suitably Qualified and Experienced Practitioner.

Quality Assurance Statement		
Task	Responsibility	Signature
Prepared	Susan McLachlan	
Reviewed	Jonathan Findon	
Approved for issue	Jonathan Findon	

Revision Schedule		
Revision	Reason	Date
Original Report	-	18 November 2025
Revision A	Client requested clarification	10 December 2025
Revision B	Property Files Included	16 February 2026

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Job No.: 251003

Geohazard Environmental
Contaminated Site Investigation Specialists

Preliminary Site Investigation Report, 61-117 Banks Road, Matamata
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EXECUTIVE SUMMARY

KA Matamata Limited Partnership (The Client) has commissioned Geohazard Environmental Ltd to prepare a Preliminary Site Investigation (PSI) Report to investigate 61-117 Banks Road, Matamata for the presence of contaminants. The primary purpose of this is to investigate whether contaminants are present, or more likely than not be present, at levels that would warrant further action prior to use for the proposed Residential Rezoning.

This report summarises Geohazard Environmental Ltd.'s investigation and has been prepared following the Ministry for the Environment's Guidelines for investigations involving potentially contaminated land (referred to herein as the MfE Guidelines). The report consisted of a desktop study and interviews, to gather information about the site and its history, and a site inspection; this information was used to develop an initial conceptual site model, which identifies potential sources of contamination, pathways for release, and potential effects.

The findings reported herein indicate that based on the conceptual site model, contamination might be present at the site for the proposed use.

The presence of any contaminants at site, even at levels that exceed the relevant soil guideline values, does not necessarily mean that an unacceptable human health risk or environmental risk exists. Specific conclusions and recommendations based on findings herein are summarised as follows:

- The site currently supports cropping and grazing land, horse training facilities and rural residential dwellings and curtilages. It is understood that the site is planned to be rezoned for residential use.

- No evidence of previous ground contamination investigations was identified during the course of undertaking this PSI.

From least the 1920s the site was farmland and by 1943 dwellings were in the south of 67, 81 and 93 Banks Rd. By 1966 dwellings had also been erected in the south of 61, 79, 103 and 117 Banks Rd with poultry sheds, sheds and/or garages in the south of 81 and 93 Banks Rd and the unnumbered site with a potential refuse pit in the centre of 67 Banks Rd.

- By 1974 an additional poultry shed was on the unnumbered site, and the 1981 image indicates that the poultry sheds on 81 Banks Rd had been removed, the small sheds on 67 Banks Rd had been replaced with a larger shed and that a round pen was present on 93 Banks Rd.

- By 1990 the refuse pit appears to have been filled, and a round pen installed on 67 Banks Rd, the poultry sheds removed from 81 Banks Rd and fodder crops planted on the unnumbered site. By 2003 and training track had been formed on 93 Banks Rd and in 2010 the dwelling in the south of 61 Banks Rd was replaced with stables and a parking area. A training track was formed on 61 Banks Rd and a dwelling constructed in the centre of 103 Banks Rd by 2012.

- A site inspection of accessible site areas was conducted on 7 November 2025.

    - The northern areas of the sites visited were grazing land in good condition or bare land from recently harvested fodder crops.

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- The southern areas 61 and 67 Banks contained dwellings, curtilages and equine training facilities, in generally good condition, however old paintwork was seen on garages on both site and chipped sheet cladding (potentially containing asbestos) was noted on the garage on 67 Banks Rd.
- The dwellings in the south of 81 and 93 and on 79, 107 and 117 appeared (from the roadside) to be in good condition. The shed on 107 was sheet or board and batten clad with worn paintwork.
- The dwelling on 103 Banks Rd was modern and in good condition. The sheds in the south of 103 Banks Rd were metal clad.
- Given the historical uses of the site (refuse pit and historical buildings), the potential for contamination on parts of the site couldn't be wholly discounted at the time of the site inspection.

- It is more likely than not that the following HAIL occurred:
  - **HAIL E.1:** *Asbestos products manufacture or disposal including site with buildings containing asbestos products known to be in a deteriorated condition* from asbestos containing construction materials used on buildings constructed prior to 2000.
  - **HAIL G.5:** *Waste disposal to land (excluding where biosolids have been used as soil conditioners)* from the likely refuse pit and poultry sheds.
  - **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* from lead-based paint used on older buildings.
- The site is considered to be a "**piece of land**" under NES legislation.
- A Detailed Site Investigation is likely to be required prior to a change in land use (i.e. prior to urban residential development of the site occurring).
- As the site is a "piece of land", regardless of risk to human health, should permitted criteria for soil disturbance be exceeded, a Controlled Activity Consent is required under the National Environmental Standards legislation.
- Due to the nature of this investigation, it is not possible to detail the full extent of contamination at the site and neighbouring sites, and there remains a possibility that the site may have been impacted by previous site activities to a degree greater than apparent from results reported herein.
- From a soil contamination perspective, no significant contamination issues have been identified to date that would prevent the proposed residential rezoning.

Recommendations

The advice of a planner should be sought, or contact made with the District and Regional Councils, prior to undertaking any earthworks at the site, to ensure all rules are complied with.

Based on the results of this PSI, Geohazard Environmental Ltd consider that from a soil contamination perspective the site to be suitable for the proposed residential rezoning. Prior to development occurring we recommend to KA Matamata Limited Partnership that a further assessment of the site be conducted to better constrain the nature, extent, and impact contaminants detected in soil samples taken from the site, in accord with the MfE Guidelines for the Management of Contaminated Land.

It is envisaged that the assessment would comprise of the following:

- Soil sampling at surface in the vicinity of buildings, the suspected refuse pit and the historic poultry farms areas.
- Evaluation of overall site contamination and associated experimental and statistical uncertainties.
- Assessment of risks to human health and/or the environmental based on expanded results from detailed investigation.
- Preparation of a Detailed Site Investigation Report detailing findings and making recommendations going forward.

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1.0 INTRODUCTION

1.1 Background and Objectives

Historically, the site at 61-117 Banks Road, Matamata has been used farming, horse training and rural residential activities. It is planned to be rezoned for future residential development. KA Matamata Limited Partnership requested that Geohazard Environmental Ltd investigate the site to determine whether environmental contamination might be present. The primary deliverable of the work is this Report, which includes conclusions as to the site's disposition with respect to known or potential environmental contamination, and as appropriate, recommended steps needed to ensure that contaminant risk is mitigated for end-users of the site.

1.2 Scope of Work

Consistent with the MfE Guidelines for reports of potentially contaminated land, the following scope of work was undertaken:

(i) Review of all relevant information, including searching for any previous reports pertaining to 61-117 Banks Road, Matamata. Sources were as follows:

- Matamata-Piako District Council property file records.
- Waikato Regional Council property file records.
- Historical Certificates of Title.
- Historical aerial images.

(ii) Inspection of the site to assess its present state and any indications of potentially contaminating activities that have taken place historically or are currently occurring at the site.

(iii) Preparation of this report, which includes all relevant information (collected from above), and complies with relevant reporting guidelines (MfE, 2021). Herein, this report will assess the following:

- Whether previous and/or current on-site activities had or have the potential to cause on-site contamination.
- The likely nature of any contamination.
- The risks to future site users from any contamination.
- The requirement for further on-site investigations to define the extent of any contamination.

1.3 Limitations

Geohazard Environmental Ltd has performed services for this project in accordance with current professional standards for environmental site assessments. No guarantees are either expressed or implied. This report does not attempt to fulfil the requirements of legal due diligence.

There is no investigation that is thorough enough to preclude the presence of materials at the site that presently, or in the future, may be considered hazardous. As regulatory criteria are subject to change, contaminant concentrations present and considered to be acceptable may, in the future, become subject to different regulatory standards that cause them to become unacceptable for existing or proposed land use activities.

Any recommendations, opinions or findings stated in this report are based on circumstances, facts and regulatory criteria as they existed at the time that Geohazard Environmental Ltd performed the work and on data obtained from the investigations and site observations as detailed in this report. Opinions and judgements expressed in this report, which are based on an understanding and interpretation of current regulatory standards, should not be construed as legal opinions. This report and the information it contains have been prepared solely for the use of KA Matamata Limited Partnership. Any reliance on this report by other parties shall be at such party's own risk. Notwithstanding the above, the report may be used by Local and Regional Authorities for the purposes of their duties under the Local Government Act 2002, with the express permission of The Client.

2.0 SITE OVERVIEW

2.1 Site Identification

The Site is located at 61-117 Banks Road, Matamata. The site is listed on Matamata-Piako District Council files and/or LINZ as shown in Table 1:

Table 1: Site Identification Details

Parcel ID	Legal Description	Address	Area (m^3)	Title
4445683	Lot 12 DP 13321	61 Banks Rd	41,857	SA611/200
4522510	Lot 13 DP 13321	67 Banks Rd	42,157	SA332/4
4313253	Lot 1 DPS 6116	79 Banks Rd	1,403	SA1714/46
4383632	Pt Lot 14 DP 13321	81 Banks Rd	40,824	SA1714/47
4555657	Lot 15 DP 13321	93 Banks Rd	42,011	SA621/124
8577687	Lot 1 DP 595077	103 Banks Rd	42,015	1147798
6922606	Lot 1 DP 376725	107 Banks Rd	3,392	309373
4477873	Pt Lot 17 DP 13321	117 Banks Rd	4,951	SA21C/1270
8577688	Lot 2 DP 595077	Not Assigned	44,493	1147798

Figure 1 illustrates the general locale of the site. The site has a combined total area of 263,103m^2.

In this report, reference to the site constitutes the whole of the parcel generally.

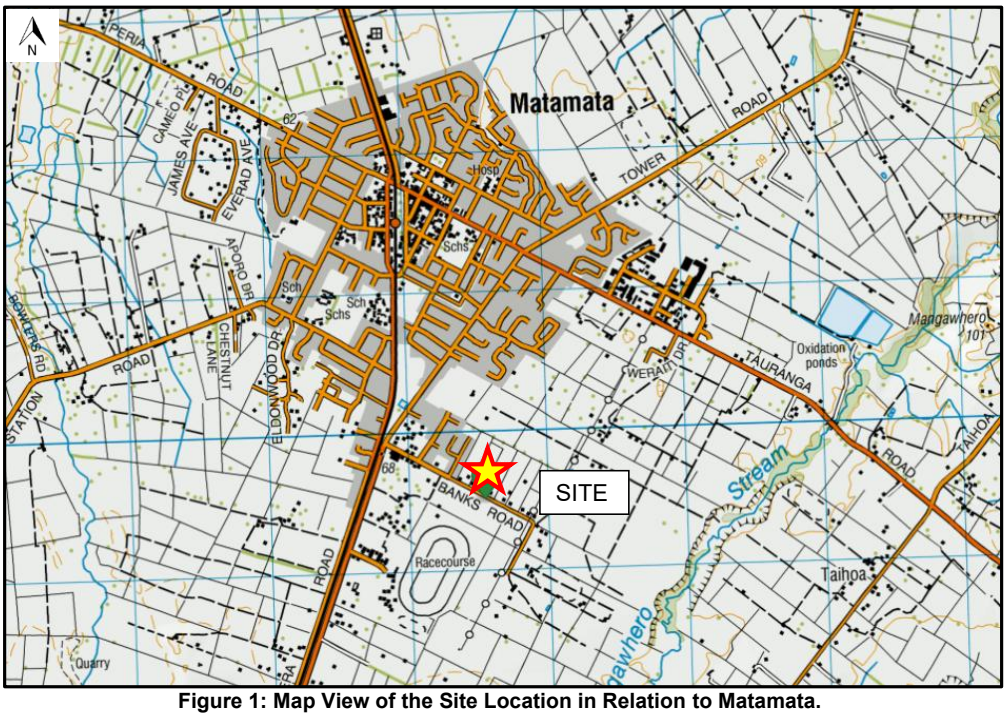


Figure 1: Map View of the Site Location in Relation to Matamata.

In Figure 2, the area located inside the red box is the site that The Client proposes for residential rezoning.



Figure 2: The Site at 63 – 117 Banks Rd, Matamata.

2.2 History of Site Ownership and Use

The site history is reviewed to give an indication of potential contaminants at the site. This includes review of past ownership, council file review, historical photo review, and where possible discussions with occupiers. Hazardous Activities and Industries List (HAIL) codes are given where appropriate.

2.2.1 Historical Certificates of Title

Historical Certificates of Title (CT) are used to give an indication of the occupation of landowners. Whilst not definitive that an activity did occur, in many cases it can be reasonably assumed that the owner's occupation correlated with site use. This report uses the terminology "(?)" to indicate if text is unclear or illegible.

Warrant 2102 was referenced in SA296/298, however was not included in the file.

SA296/298 for a wider land parcel was issued on 23 December 1919 to Mary Banks (**farmer's** wife). This wider land parcel was subdivided in 1920, 1921 and 1922 and the residual retained by Mary Banks on SA356/83.

SA356/83 for a wider land parcel was issued on 11 July 1922 to Mary Banks (**farmer's** wife). This wider land parcel was subdivided in 1926 and the residual retained by Mary Banks on SA437/270.

SA437/270 for a wider land parcel was issued on 6 August 1926 to Mary Banks (**farmer's** wife). This wider land parcel was subdivided in 1930,1931 and 1932.

61 Banks Rd

SA437/270 (see above).

SA611/200 was issued to William Kirtlan (**farmer)** on 31 May 1930, this was transferred to **farmers** until November 2003 when the property was transferred to TTNZ Custodians (FM) Limited and underwent a name change to FM Custodians Limited in November 2003. In December 2004 the property was transferred to Barabara McIntyre and Terrance Magill as Executers then to **Weatherley Bloodstock Limited** in February 2005.

67 Banks Rd

SA296/298 (see above).

SA332/4 was issued to Kenneth Burnett (**builder)** on 11 July 1921 this was transferred to the public trustee in 1925, then to **farmers from** 1926 and until February 1990 when it was transferred to a **Racehorse Trainer** in September 1999 and subsequently to Raymond and Sharon Johnson.

79 - 81 Banks Rd

SA296/298 (see above).

SA333/26 was issued to a contractor on 7 July 1921 and then to **farmers** in August 1928, September 1938, December 1951 and June 1958. The land parcel was subdivided in December 1959 and CT SA332/4 (81 Banks Rd) was issued.

SA332/4 was issued to a **farmer** on 22 December 1959, the property was transferred to **farmers** until March 1974 when the property was transferred to a **jockey**. In July 1980 the property was transferred to a **farrier**.

93 Banks Rd

SA437/270 (see above).

SA621/124 was issued for a wider land parcel on 13 January 1931. The property was owned by **farmers** from 1931 until June 1959 when ownership was transferred to a journalist. In July 1974 the property was transferred to a **trainer** and then to Kenneth (**Engineer**) and Beverly (**horse trainer**) Kelso in September 1979.

103, 117 and Unassigned Banks Rd

SA356/83 (see above).

SA438/115 was issued on 22 July 1926 to Betsy Marlow (married woman) and transferred to Ross Barlow and Rita Sherwood as executors in December 1976.

SA621/124 was issued on 13 October 1971 to Olive Barlow (married woman), this was transferred to Olive Barlow, Glenys Osborn Neville Barlow as executors in September 1987 and then to Valda Kalata in December 1987.

SA21C/1269 was issued on 15 December 1976 to Ross Barlow (**farmer**) and was transferred to Neville Barlow (**poultry farmer**) in August 1978 and then Gregory and Mary Brady and Jonathan Marshall in July 2004. This was subdivided and CTs 308373 and 308374 (see below) were issued.

SA23A/299 is included in the property file, however, relates to properties not included in this report.

308374 was issued on 21 December 2006 and lists Gregory and Mary Brady and Jonathan Marshall as the original registered owners. The property was transferred to **Calcutta Farms Limited** in March 2022. The property is subject to:

- An electricity right created in May 1931.
- Sections 223, 224(c), 241(2) and 243(a) of the Resource Management Act 1991.
- A Right of Way created July 2021.

The property was subdivided in January 2024 and CTs 1147798 (unnumbered Banks Road site) and 1147799 were issued.

SA13B/1467 was issued on 13 October 1971 to Valda Kalata and was transferred to Gregory and Mary Brady and Jonathan Marshall in July 2004. The property was transferred to **Calcutta Farms Limited** in May 2018. This was subdivided and CT 1147798 was issued for Lot 1 DP 595077 (103 Banks Road) in January 2024.

1147798 for Lots 1-2 DP 595077 (103 & Unassigned Banks Road) was issued on 23 January 2024 and lists **Calcutta Farms Limited** as the original owners, this was transferred to KA Matamata Limited Partnership in March 2025. The property is subject to:

- A right to drain water in favour of Matamata-Piako District Council, created in May 2023.

107 Banks Rd

SA21C/1269 (see 103 & unassigned above).

308373 was issued to Gregory and Mary Brady and Jonathan Marshall on 21 December 2006, this was transferred to Scott and Katrina Treneman, BvonD Trust Limited and Thomas and Rosemary Sellwood in May 2010 and then to Michael and Emma Lissington in May 2014.

117 Banks Rd

SA438/115 was not included in the file.

SA21C/1270 was issued to Neville Barlow and Glenys Osborn on 15 December 1976, a lease from December 1997 was surrendered in August 2004 and the property transferred to Colin and Nathan Reed in December 2004 and then to Coline and Jeffery Reed in April 2024.

2.2.2 Matamata-Piako District Council Files

It is noted that the Matamata-Piako District Council property file does not contain documentation for many of the structure that are or have been present on the site.

Subdivision and Land Use Consent 101.2024.13111.1 (Stage 2 Subdivision) and 102.2024.13111.1 (Infill lots and yard reductions land use) relating to Stage 3 of the Maea Field Development was granted on 3 April 2025 and is included in the property file for 107 Banks Road. It is noted that Stage 3 of the Maea Banks development is located adjacent the northern boundary of the site of this investigation.

61 Banks Rd

BC 202519 was approved on 21 August 2023 for the construction of a 29.4 x 12.4 m barn and a Code Compliance Certificate (CCC) was issued on 13 October 2023. Ground Investigation Logs were undertaken as part of the Engineering Assessment and design Report by Titus Consulting Engineers and are included in Appendix D.

A building consent application for a horse walker roof was approved on 20 May 2008 and CCC 35850 was issued on 24 July 2008.

A building consent application for the installation of a toilet and shower in the garage was lodged on 18 January 2007 and CCC 32242 was issued on 12 May 2009.

A building consent application for the construction stables was lodged on 2 March 2005 and CCC 27267 was issued on 12 April 2006.

A building consent application for a Milan Fireplace was received on 21 July 2003 and CCC was issued on 21 March 2005.

67 Banks Rd

Building consent 20438 was issued on 5 April 2002 for the installation of a Metro Fireplace.

Building permit 25081 for tie-up stall was issued on 16 September 1992.

Building permit 55646 for covered yards was issued on 11 March 1992.

Building permit 55155 for covered yards was issued on 30 July 1990.

Building permit 14255 to erect a roof over the yards was issued on 3 May 1990.

Building permit J 029105 for an extension to a garage was issued on 15 February 1980, this was clad with Montana Board, a wood fibre product that was prone to swelling and delaminating with a Decromastic roof, (potential **HAIL E.1**).

Building permit I3848 to erect a swimming pool was issued on 12 October 1978.

Building permit H84042 was issued on 28 April 1977 for an alteration to a dwelling with a Decro mastic roof, (potential **HAIL E.1**).

Building permit H33399 was issued on 1 November 1976 for the construction of an implement shed. The plans indicate Fibrolite to the gable ends of the roof (potential **HAIL E.1**).

79 - 81 Banks Rd

Building consent 26573 was issued on 15 October 2004 for a new residence.

An application for Land Use consent RCD 0772 to construct a dwelling encroaching the front yard requirement was granted on 29 June 2004.

A letter dated 21 October 1992 advises the landowner that a Building permit is required for a lean too.

Building permit C007416 for an 18 x 9.3 Implement shed was issued on 28 March 1985. Aerial imagery indicates that this likely replaced a previous shed in the same location.

Building Permit A66038 for the installation of a Kent fireplace was issued on 5 May 1983.

Building Permit H33285 for internal renovation was issued on 19 July 1976.

93 Banks Rd

CCC for Building consent 203171 for alterations and additions to an existing 3-bedroom dwelling was issued on 25 July 2025.

CCC for Building consent 2014.3792 for an Office and Bedroom Addition and renovation was issued on 2 February 2016.

103 Banks Rd

Subdivision Consent 101.2023.12801 for "*Boundary Relocation to regularise land holdings between the Rural Zone and Future Residential Policy Area and cancellation of existing amalgamation condition*" was granted on 11 July 2023. The consent is an amalgamation of 103 with the adjacent eastern property (Unassigned). Subdivision Consent 101.2023.12801.02 to "*To revise the amalgamation condition on an approved subdivision to amalgamate the same land*

areas, but without creating new land parcels which will incur additional survey work and costs" was granted on 18 September 2023.

Building Consent 31419 for a dwelling was issued on 27 September 2006.

107 Banks Rd

Resource Consent RCS 1521 to "*create a rural res lot & amalgamate the balance*" was granted on 22 June 2006.

CCC for Building Consent 18193 for a freestanding fire was issued on 5 April 2001.

A letter dated 21 April 1975 approved an intended subdivision shown on Scheme Plan No. 385. The scheme plan was not included in the property file.

117 Banks Rd

CCC for Building Consent 31059 for the installation of a wood fire was issued on 28 July 2006.

Building permit G 77382 to erect an implement shed was issued on 18 March 1977.

A letter dated 21 April 1975 approved an intended subdivision shown on Scheme Plan No. 385. The scheme plan was not included in the property file

2.2.3 Waikato Regional Council Files

The Waikato Regional Council noted in an email dated 25 November 2025 that an area at the eastern end of the site does appear on the Land Use Information Register.

In Figure 3 below the area shown in yellow is LUI11961 and classified as '*Verified HAIL – No Sampling' due to past and current land use for HAIL activity "'A10. Persistent pesticide bulk storage or use (unknown – present) & A17. Storage tanks for fuel, chemicals or liquid waste (unknown – present)' associated with Kaimai Fresh Limited*."

The email also states "*This site is included on the register for land use information only; we do not hold soil investigation reports regarding the presence or otherwise of hazardous substances in the soil*."



Figure 3: LUI11961

Furthermore, it is noted that the this does not take into consideration the following:

- Significant use of lead-based paint.
- Buildings in a deteriorated condition which contain asbestos and can result in asbestos fibres in soil.
- Long term, frequent use of superphosphate fertilisers.

2.2.4 Historical Aerial Images

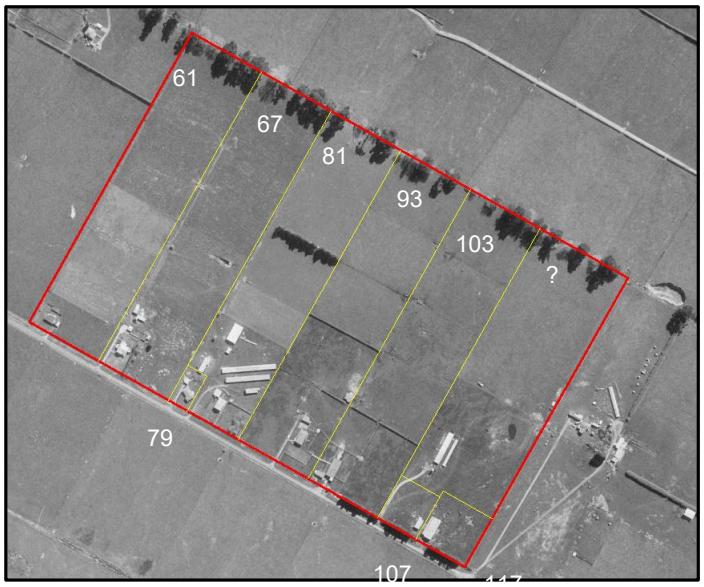
Aerial images are reviewed to present a snapshot in time and give an indication of what activities may have been undertaken at the site.

The aerial image dated 13 June 1943 (below) indicates that the site is assumed grazing land with dwellings and curtilages along the southern boundary at 67, 81 and 93 Banks Road; sheds are also in the south of 67 and 93 Banks Road. A shelter belt of trees is along the northern boundary. An assumed dwelling is on the property east of the site.

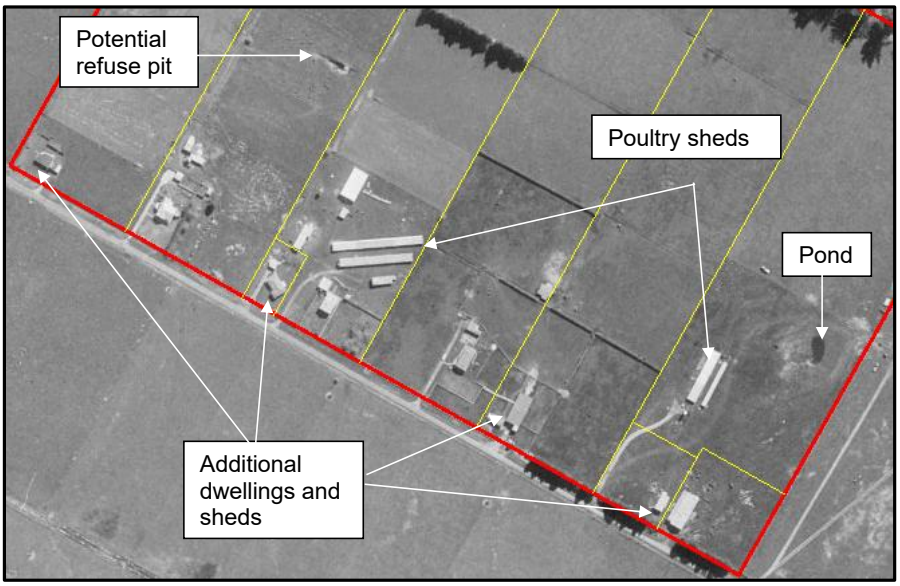


Historical Aerial Image 1: 1943 (Image Ref.:SN255 695/24, Courtesy of Retrolens)

The aerial image dated 12 September 1966 shows that additional dwellings with associated curtilages are now in the south of the site at 61, 79, 103 and 117 Banks Road; Poultry sheds (**HAIL G.5**: *Waste disposal to land (excluding where biosolids have been used as soil conditioners*), sheds and/or garages have been erected on 81 & 93 Banks Road and the unnumbered site. A potential refuse pit (**HAIL G.5**) has been formed in the centre of 67 Banks Road, and a small pond is visible on the unnumbered site. The property east of the site appears to have been developed with a likely chicken shed and associated buildings.



Historical Aerial Image 2: 1966 (Image Ref.:SN1558 3434/16, Courtesy of Retrolens)



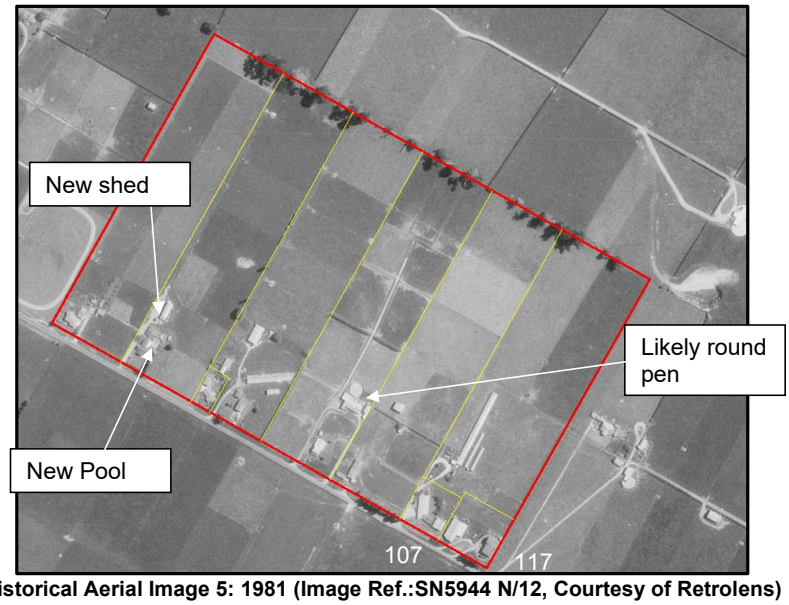
Historical Aerial Image 3: 1966 (Image Ref.:SN1558 3434/16, Courtesy of Retrolens)

The aerial image dated 13 September 1974 indicates that an additional poultry shed is on the unnumbered site. The pond appears dry, but the outline is visible. The likely poultry shed on the property east of the site appears to have removed.



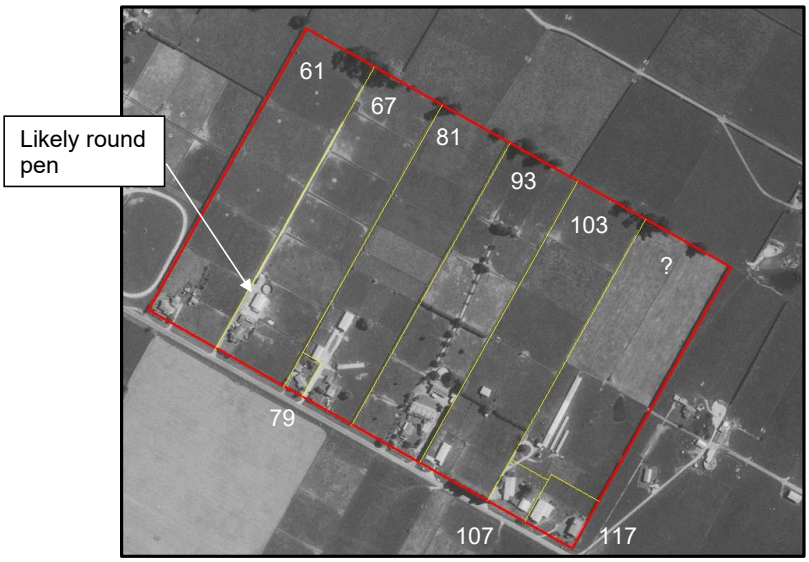
Historical Aerial Image 4: 1974 (Image Ref.:SN3731 D/10, Courtesy of Retrolens)

The aerial image dated 30 October 1981 shows that the small sheds on 67 Banks Road have been replaced with a larger shed and a likely swimming pool installed; one of the poultry sheds on 81 Banks Road has been removed and a likely round pen has been installed on 93 Banks Road.



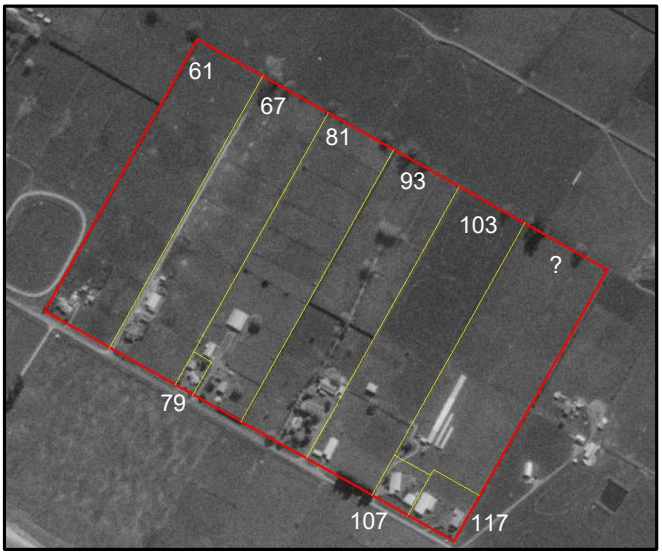
Historical Aerial Image 5: 1981 (Image Ref.:SN5944 N/12, Courtesy of Retrolens)

The aerial image dated 2 November 1990 shows that a likely round pen has been installed on 67 Banks Road and that the poultry shed on 81 Banks Road has been removed and the north of the unnumbered site has been planted in an assumed fodder crop. The refuse pit is no longer visible and has potentially been filled (potential **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*).



Historical Aerial Image 6: 1990 (Image Ref.:SN9124 N/10, Courtesy of Retrolens)

The aerial image dated 12 September 1995 indicates no significant changes from the previous image.



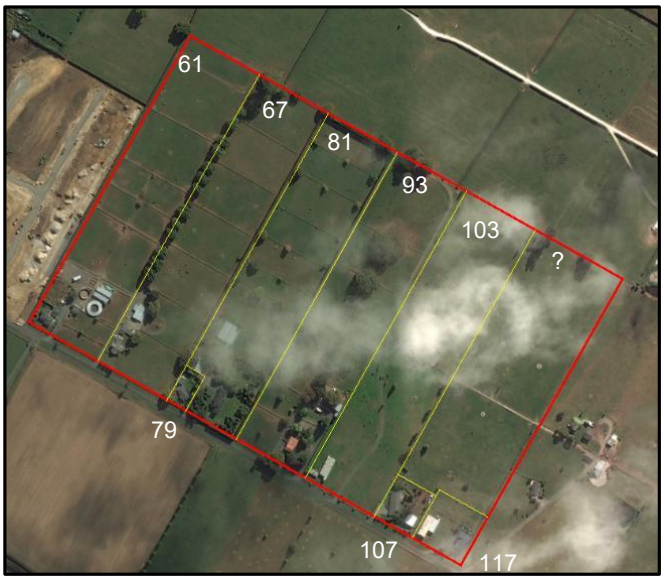
Historical Aerial Image 7: 1995 (Image Ref.:SN9445 A/8, Courtesy of Retrolens)

The aerial image dated May 2003 shows that the round pen at 67 Banks Road has been moved, and an assumed training track formed on 93 Banks Road.



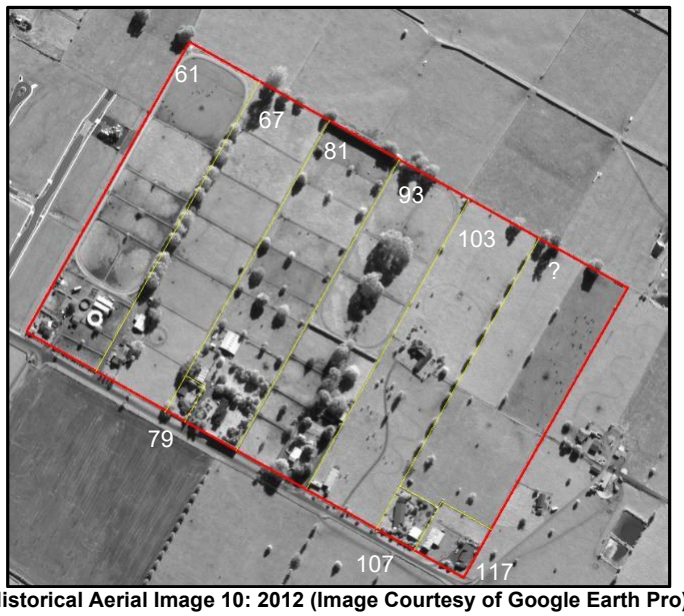
Historical Aerial Image 8: 2003 (Image Courtesy of Google Earth Pro)

The aerial image dated April 2010 indicates that the dwelling at 61 Banks Road has been removed and the area developed with parking and sheds or stables. The property to the west of the site is undergoing earthworks.



Historical Aerial Image 9: 2010 (Image Courtesy of Google Earth Pro)

The aerial image dated April 2012 indicates that a training track has been installed on 61 Banks Road and a dwelling erected in the centre of 103 Banks Road. The beginnings of a residential subdivision can be seen west of the site.



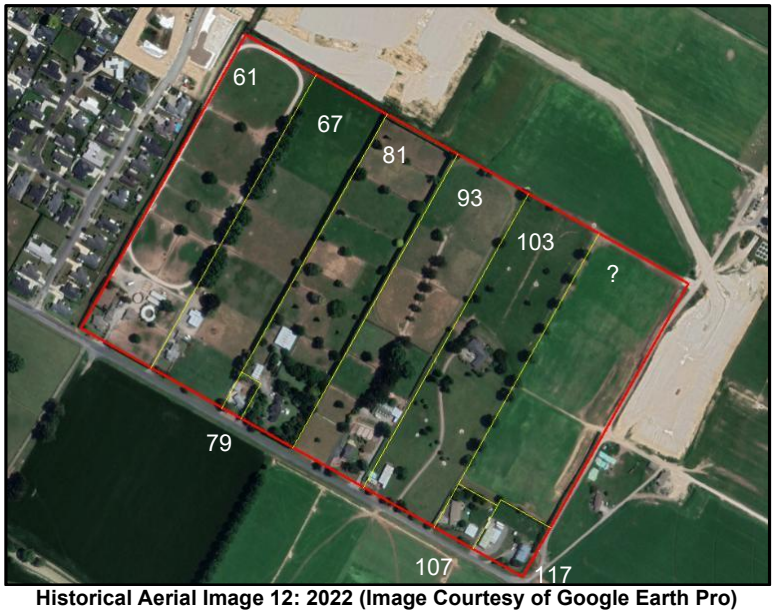
Historical Aerial Image 10: 2012 (Image Courtesy of Google Earth Pro)

The aerial image dated January 2017 indicates no significant changes from the previous image.



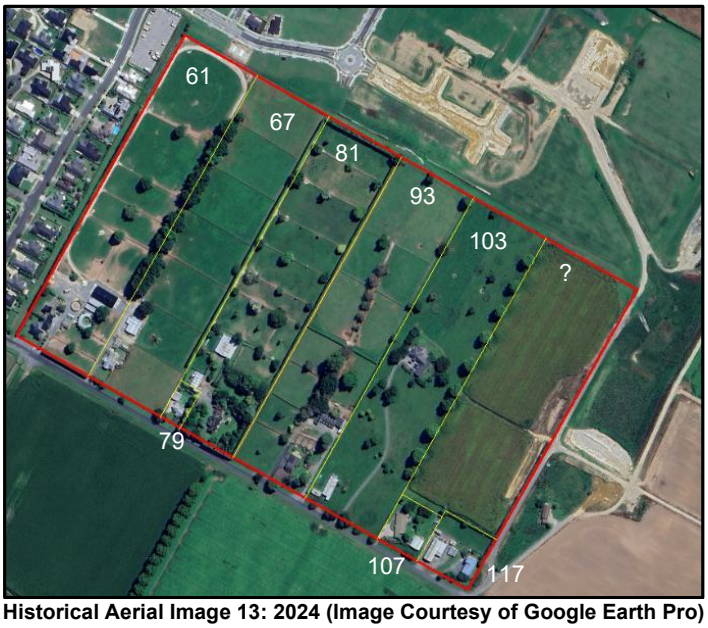
Historical Aerial Image 11: 2017 (Image Courtesy of Google Earth Pro)

The aerial image dated January 2022 shows no significant changes to the site. Earth works as part of the Maea Fields Development are underway north and east of the site.



Historical Aerial Image 12: 2022 (Image Courtesy of Google Earth Pro)

The aerial image dated March 2024 indicates no significant changes to the site. Roads have been formed north of the site as part of the Maea Fields development.



Historical Aerial Image 13: 2024 (Image Courtesy of Google Earth Pro)

2.3 Previous Investigations

No evidence of previous ground contamination investigations for this site was identified during the course of undertaking this PSI.

A letter dated 9 October 2023 from Geohazard Environmental Ltd provides results from soil testing at 121a Banks Rd (adjacent the eastern site boundary). All results for metals were within SCS guidelines for a recreational use and Eco SGV and persistent pesticides and asbestos were below the laboratory limit of reporting. It was noted that cadmium in some samples exceeded predicted background concentrations.

2.4 Current and Future Use

The site currently supports cropping and grazing land, horse training facilities and rural residential dwellings and curtilages. It is understood that the site is planned to be rezoned for residential use.

2.5 Geology and Hydrology

The site is generally flat in topography.

The geology is mapped as "*OIS3-OIS2 (Late Pleistocene) river deposits (Hinuera Formation*)" and described as "*Cross-bedded pumice sand, silt and gravel with interbedded pea*."

The nearest surface water feature the Waihou River is c. 1.5 km east of the site.

The Waikato regional Council indicates the following consents issued for the properties surrounding eh site:

- A consent to take groundwater is recorded adjacent the western boundary (142156.01.01) and c. 340m east (125705.01.01) of the site.
- A consent for a bore is c. 50m northwest of the site (140640.01.01).
- A consent for Land disturbance is recorded adjacent the northern boundary (Maea Field Development) (142758.01.01).

WellsNZ indicates c. 6 bores within 500m of the site. Bore 64_43 is shown to be located in the south of 81 Banks Road. The bore was drilled in November 1992 to a depth of 21.6m.

2.6 Additional Site Information

Additional details concerning the site's present disposition are summarised in Table 2 below.

Table 2: Summary of Additional Site Information

Ownership	– The original owner is listed as a "farmer" – The original Legal Description of the site is "Section No. 86 of Block No VI of the Tapapa Survey District" dated 1919.
Zoning/Classifications	– All land parcels on the site are zoned Rural and are within the Future Residential policy area in the Matamata-Piako District Plan
Caveats / Covenants	– No current caveats or consents identified.
Easements	– An electricity right, a right of way and a right to drain water are indicated on the Certificates of Title.
Building Consents / Permits	– The Matamata-Piako property files were reviewed on 17 February 2026 by Geohazard Environmental staff. The property files contained building permit and consents for dwellings, stables and sheds from 1976 to 2025. It is noted that not all structures on the site have Building Consents or Permits in the property file.
Resource Consents	– The Waikato regional Council GIS system indicates no resource consents are held with respect to activities on the site. – The Matamata-Piako District Council property file contain land use and subdivision consents from 1975, 2004, 2006, 2023 and 2025.
Underground / Aboveground Storage Tanks	– None identified
Additional Features	– 81 and 91 Banks Rd and the unnumbered property have historically been used for poultry farming. – 61, 67, 79, 81 & 93 Banks Road and the unnumbered property have been used as horse training centres.

2.7 Summary of Desktop Information

Certificates of title indicate that from at least the 1920s the site was farmland with aerial imagery indicating that by 1943 dwellings and associated curtilages were in the south of 67, 81 and 93 Banks Rd. By 1966 additional dwellings had been erected in the south of 61, 79, 103 and 117 Banks Rd with poultry sheds, sheds and/or garages in the south of 81 and 93 Banks Rd and the unnumbered site with a potential refuse pit in the centre of 67 Banks Rd.

By 1974 an additional poultry shed was on the unnumbered site, the 1981 image indicates that the poultry sheds on 81 Banks Rd had been removed, the small sheds on 67 Banks Rd had been replaced with a larger shed and that a round pen was present on 93 Banks Rd.

By 1990 the refuse pit appears to have been filled, and a round pen installed on 67 Banks Rd, the poultry sheds removed from 81 Banks Rd and fodder crops planted on the unnumbered site. By 2003 a training track had been formed on 93 Banks Rd and in 2010 the dwelling in the south of 61 Banks Rd was replaced with stables and a parking area. A training track was formed on 61 Banks Rd and a dwelling constructed in the centre of 103 Banks Rd by 2012.

3.0 SITE CONDITION AND SURROUNDING ENVIRONMENT

3.1 Site Inspection

A site inspection of the accessible site areas was conducted on 7 November 2025. The inspection was conducted by Geohazard Environmental Ltd staff to examine the site and observe any evidence of contamination. Specific points noted are conditions at the site boundaries and visible signs of contamination or odours that might suggest contamination. A cursory inspection of factors that relate to site geology and hydrology is also performed to ensure consistency with what is known of the surrounding area. An overall picture of the site geology and hydrology is useful in assessing the transport potential of contaminants to or from the site.

3.2 Conditions at Site Boundaries

Conditions at the site boundaries are as described below:

North – Residential Subdivision Development (Maea Fields).
East – Farmland.
South – Banks Road then farmland.
West – Residential Subdivision Development

The site boundaries are defined with vegetation and fences. Fencing will not affect migration of any contaminants onto or off the site.

3.3 Visible Inspection, Signs of Contamination and Odours

61 Banks Rd

The ground surface of the north of 61 Banks Rd is in pasture, in good condition, with horses grazing; this was surrounded by a sand training track.

The ground surface of the south of the site was gravel with clean in good condition with dirty bedding piles in the west. The south of the site contained a dwelling and minor dwelling in tidy, well maintained condition; two stable blocks, tack/feed shed and washhouse all in good condition and of sheet metal construction with earthen floors covered with bedding materials. Washdown bays were attached to the tack/feed shed.

The round pen was of ply construction; the walker and round pen had a sand surface.

A small weatherboard garage with faded paint contained a quad bike, no odour was detected and no staining seen on the gravel floor.

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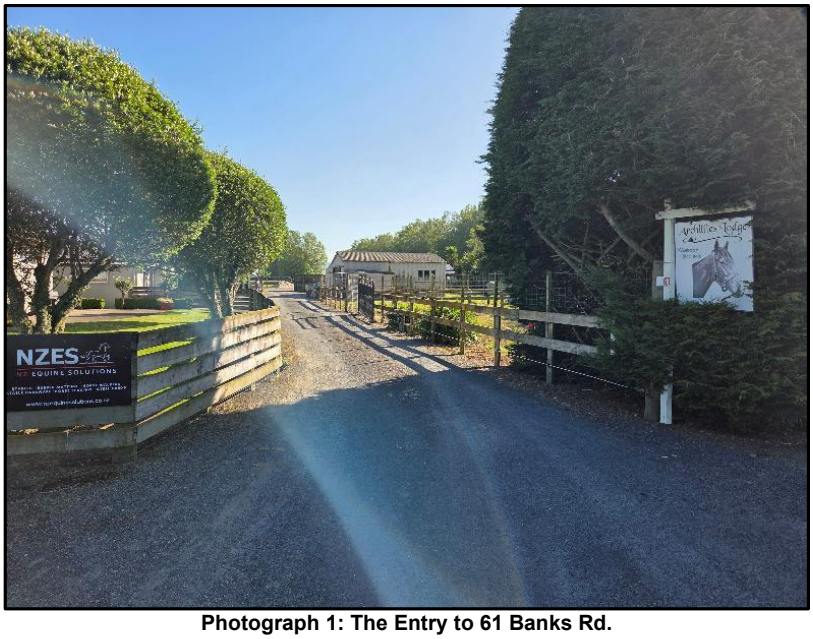


Photograph 1: The Entry to 61 Banks Rd.



Photograph 2: Minor Dwelling on 61 Banks Rd.



Photograph 3: Washhouse and Garage on 61 Banks Rd.



Photograph 4: Tack/Feed Shed 61 Banks Rd.



Photograph 5: Wash Down Area at 61 Banks Rd.



Photograph 6: The Walker on 61 Banks Rd.



Photograph 7: The clean and dirty Bedding Piles on 61 Banks Rd.



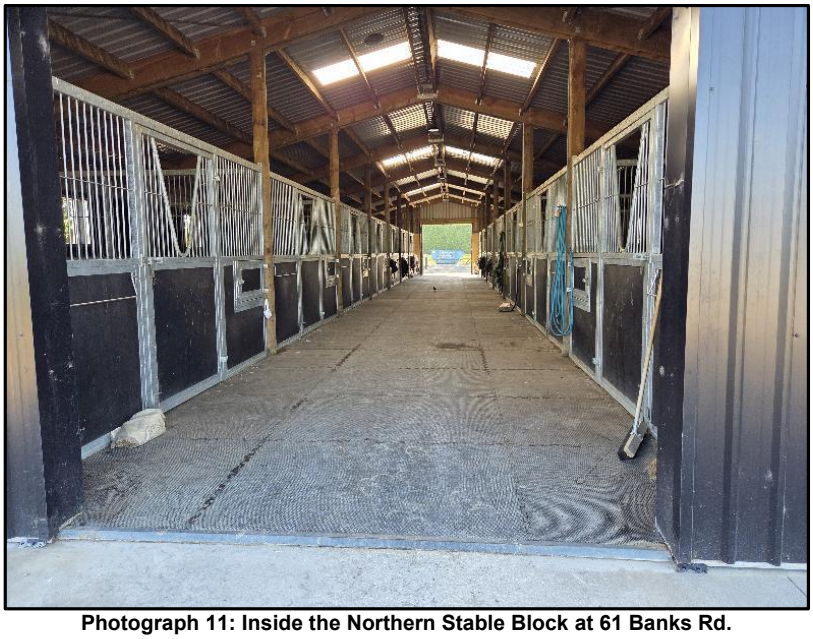
Photograph 8: The Round Pen at 61 Banks Rd.



Photograph 9: Inside the Southern Stable Block at 61 Banks Rd.



Photograph 10: Between the Stable Blocks on 61 Banks Rd.



Photograph 11: Inside the Northern Stable Block at 61 Banks Rd.



Photograph 12: Looking North across 61 Banks Rd.



Photograph 13: Looking South Along the Eastern Boundary of 61 Banks Rd.

67 Banks Rd

The ground surface of the north of 67 Banks Rd is in pasture, in good condition, with the northern 2 paddocks being cut for haylage at the time of inspection.

The ground surface of the south of the site was gravel with a ply shelter attached to metal framed yards.

The stable block was of sheet metal and ply construction and earthen floors with wash down, yards and tie up areas attached.

The dwelling and curtilage were in good, well-maintained condition; however, one wall of the detached concrete floored garage had chipped sheet cladding (potential **HAIL E.1:** *Asbestos products manufacture or disposal including site with buildings containing asbestos products known to be in a deteriorated condition*).



Photograph 14: Looking South Over 67 Banks Rd.



Photograph 15: Ply Shelter and Metal Yards on 67 Banks Rd.



Photograph 16: Stable Block on 67 Banks Rd.



Photograph 17: Stable Block on 67 Banks Rd.



Photograph 18: Yard Area on 67 Banks Rd.



Photograph 19: Dwelling on 67 Banks Rd.



Photograph 20: Chipped Sheet Cladding on The Garage of 67 Banks Rd.



Photograph 21: The Garage on 67 Banks Rd.

79 Banks Rd

Access was not gained to this property; however, the dwelling and garage appeared to be in good condition when viewed from 67 Banks Rd and the road.



Photograph 22: Dwelling on 79 Banks Rd.

81 Banks Rd

Access was not gained to this property and due to hedges between the north of 67 and 81 Banks Rd and along the roadside the property was not viewed.



Photograph 23: Entry to 81 Banks Rd.

93 Banks Rd

Access was not gained to this property however the paddocks and dwelling in the south of the site appeared in good condition when viewed from the road. The assumed stables and facilities appeared in good condition when viewed from 103 Banks Rd.



Photograph 24: Paddock in the South of 93 Banks Rd.



Photograph 25: Dwelling on 93 Banks Rd.



Photograph 26: Stable Facilities on 93 Banks Rd.

103 Banks Rd

The ground surface was in pasture in good condition with no noticeable bare patches.

The dwelling in the centre of this site was in good, well-maintained condition.

The sheds and yards in the south of the site metal clad.



Photograph 27: Paddocks on 103 Banks Rd.



Photograph 28: Dwelling on 103 Banks Rd.



Photograph 29: Sheds on 103 Banks Rd.



Photograph 30: Dwelling on 107 Banks Rd.

107 Banks Rd

Access was not gained to this property however the dwelling and curtilage in the south appeared in good condition when viewed from the road. The shed when viewed from the road appeared to be of board and batten construction, with paintwork in poor condition (potential **HAIL I**).



Photograph 31: Dwelling on 107 Banks Rd.



Photograph 32: Shed on 107 Banks Rd.

117 Banks Rd

Access was not gained to this property however the sheet metal shed, and brick dwelling appeared in good condition when viewed from the road.



Photograph 33: Dwelling on 117 Banks Rd.



Photograph 34: Shed on 117 Banks Rd.

Unnumbered Site

The ground surface of the unnumbered property had been harvested and was bare soil.



Photograph 35: Bare Field on the Unnumbered site at Banks Rd.

From the visible indications, such as existence of historic buildings (possible asbestos (HAIL E.1) at 67 Banks Rd and paintwork in poor condition (**HAIL I**) at 107 Banks Rd) validates the possibility of contamination's being present from building materials used at the time of construction.

3.4 Summary of Potential Contamination Risks Identified

The site history and site walkover information are combined to identify potential contamination risks.

Table 3, below outlines typical contaminants found on land uses similar to the site. It does not imply some or all the contaminants will be found on site.

Table 3: Contaminants on Similar Sites

Activity or Industry	Possible Contaminants	Possible Locations	Possible Vertical Extent	Notes
Fill material in refuse pit	Pesticides, metals, hydrocarbons, asbestos	Elevated concentrations within the fill material.	All fill material may be affected. Deeper soils may also be affected by downward migration of contaminants.	A likely refuse pit was located in the centre of 67 Banks Rd and was likely filled by 1990.
Pre 200 Buildings	Metals, Asbestos	In and around old structures.	Surface soils (0.0 to 0.1m) likely to be affected. Deeper soil may be affected if ploughing/earthworks has occurred.	Buildings have been in the south of the properties since at least 1943.
Poultry Farming	Metals, Antiparasitic compounds	In and around historic poultry shed locations	Surface soils (0.0 to 0.1m) likely to be affected by excreted compounds.	There were poultry sheds on 2 properties from at least 1966 until the 2000s.
Pastoral Farming	Pesticides, metals	Elevated concentrations in and around sheds, near water supplies (mixing chemicals), animal holding yards and dips. Lower or residual levels across paddocks from fertiliser and pesticide broadcast application.	Surface soils (0.0 to 0.1m) likely to be affected by surface application of pesticides. Deeper soils may be affected where ploughing has occurred. Deeper soils may be affected by point-source spills etc.	Cadmium likely to be most common contaminant if fertiliser use was extensive.

3.5 Initial Conceptual Site Model

An initial Conceptual Site Model (CSM) is developed to understand how potential contaminants in soils may interact with receptors such as end users or the environment. The initial Conceptual Site Model is updated as more information regarding a site comes to hand, e.g. soil sample results.

Decisions regarding soil sample numbers and locations are partly driven by the CSM. Table 4 below shows the Initial CSM for this site.

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Table 4: Initial Conceptual Site Model

Source	Receptor	Pathway	Pathway Complete?
Pre 2000 Buildings Hail category E1: Asbestos products manufacture or disposal including sites with buildings containing asbestos products known to be in a deteriorated condition HAIL category 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	Construction workers	Dermal contact Ingestion Inhalation of dust/vapours	**Potentially Complete Pathway** – Contaminant exposure of a construction worker would be no more than a few occasions per year with minimal exposure. However, asbestos can be an immediate or short-term risk to human health.
	Future site users	Dermal contact Ingestion Inhalation of dust/vapours	**Potentially Complete Pathway** – Asbestos may be present at a level that poses a risk to human health with a change in land use from production land to residential and may require specific controls.
	Current site users	Dermal contact Ingestion Inhalation of dust/vapours	**Potentially Complete Pathway** – Asbestos may be present at a level that poses a risk to human health with a change in land use from production land to residential and may require specific controls.
	General public	Dermal contact Ingestion Inhalation of dust/vapours	**Incomplete Pathway** –As no current disturbance works are occurring, it is unlikely that asbestos would migrate offsite at concentrations that would be a risk to human health.
	Surface water	Sediment and runoff directly into surface water discharging into nearby watercourses.	**Incomplete Pathway** –The type of contaminants associated with the source activity will generally remain in the surface soils on the site.
	Groundwater	Leaching and migration of soil contaminants into groundwater.	**Incomplete Pathway** –The type of contaminants associated with the source activity will generally remain in the surface soils on the site.
	Soil microbes, plants, invertebrates and wildlife	Ingestion / uptake	**Potentially Complete Pathway –** The site and surrounding area is a highly modified ecosystem. However, contaminant exceedances may impact on species and how they function on the site.
Cadmium from broadcast application of fertiliser. HAIL category I: Any 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.	Construction workers	Dermal contact Ingestion Inhalation of dust/vapours	**Incomplete Pathway** – Contaminant exposure of a construction worker would be no more than a few occasions per year with minimal exposure. The risk to human health would be negligible.
	Future site users	Dermal contact Ingestion Inhalation of dust/vapours	**Incomplete Pathway** – Cadmium is unlikely to be present at a level which would pose a risk to human health with a change in land use to residential.
	Current site users	Dermal contact Ingestion Inhalation of dust/vapours	**Incomplete Pathway** – Cadmium is unlikely to be present at a level which would pose a risk to human health with a change in land use to residential.
	General public	Dermal contact Ingestion Inhalation of dust/vapours	**Incomplete Pathway** –It is unlikely that cadmium will migrate offsite at concentrations that would be a risk to human health.
	Surface water	Sediment and runoff directly into surface water discharging into nearby watercourses.	**Incomplete Pathway** –Cadmium will generally remain in the surface soils on the site.

Source	Receptor	Pathway	Pathway Complete?
	Groundwater	Leaching and migration of soil contaminants into groundwater.	**Incomplete Pathway** – Cadmium will generally remain in the surface soils on the site.
	Soil microbes, plants, invertebrates and wildlife	Ingestion / uptake	**Potentially Complete Pathway –** The site and surrounding area is a highly modified ecosystem. However, cadmium exceedances may impact on species and how they function on the site.
Poultry Sheds on 81 Banks Road and the Unnumbered property. HAIL category G5: Waste disposal to land	Construction workers	Dermal contact Ingestion Inhalation of dust/vapours	**Incomplete Pathway** – Contaminant exposure of a construction worker would be no more than a few occasions per year with minimal exposure. The risk to human health would be negligible.
	Future site users	Dermal contact Ingestion Inhalation of dust/vapours	**Incomplete Pathway** – Contaminants may be present at a level which would pose a risk to human health with a change in land use to residential.
	Current site users	Dermal contact Ingestion Inhalation of dust/vapours	**Incomplete Pathway** – Contaminants is unlikely to be present at a level which would pose a risk to human health with the current land use.
	General public	Dermal contact Ingestion Inhalation of dust/vapours	**Incomplete Pathway** –It is unlikely that contaminants will migrate offsite at concentrations that would be a risk to human health.
	Surface water	Sediment and runoff directly into surface water discharging into nearby watercourses,	**Incomplete Pathway** –The type of contaminants associated with the source activity will generally remain in the surface soils on the site.
	Groundwater	Leaching and migration of soil contaminants into groundwater.	**Incomplete Pathway** –The type of contaminants associated with the source activity will generally remain in the surface soils on the site.
	Soil microbes, plants, invertebrates and wildlife	Ingestion / uptake	**Potentially Complete Pathway –** The site and surrounding area is a highly modified ecosystem. However, contaminant exceedances may impact on species and how they function on the site.
Potential infilled refuse pit. HAIL category G5: Waste disposal to land HAIL category 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	Construction workers	Dermal contact Ingestion Inhalation of dust/vapours	**Potentially Complete Pathway** – Contaminant exposure of a construction worker would be no more than a few occasions per year with minimal exposure. However, some contaminants that could be present such as asbestos, can be an immediate or short-term risk to human health.
	Future site users	Dermal contact Ingestion Inhalation of dust/vapours	**Potentially Complete Pathway** – Contaminants may be present at a level that poses a risk to human health with a change in land use to residential and may require specific controls.
	Current site users	Dermal contact Ingestion Inhalation of dust/vapours	**Potentially Complete Pathway** – Contaminants may be present at a level that poses a risk to human health with a change in land use to residential and may require specific controls.
	General public	Dermal contact Ingestion Inhalation of dust/vapours	Potentially Complete Pathway – The site is not accessible to the general public however there is the potential that contaminants could migrate offsite at

Source	Receptor	Pathway	Pathway Complete?
			concentrations that would be a risk to human health.
	Surface water	Sediment and runoff directly into surface water discharging into nearby watercourses,	**Potentially Complete Pathway** –The types of contaminants associated with burn pits could potentially migrate to surface water.
	Groundwater	Leaching and migration of soil contaminants into groundwater.	**Potentially Complete Pathway** –The types of contaminants associated with burn pits could potentially migrate to groundwater.
	Soil microbes, plants, invertebrates and wildlife	Ingestion / uptake	**Potentially Complete Pathway –** The site and surrounding area is a highly modified ecosystem. However, contaminant exceedances may impact on species and how they function on the site.

4.0 DISPOSITION OF SITE CONTAMINATION

The disposition of any contamination at site must be confirmed with results from field sampling and analysis, and, for contaminated land, these results must be evaluated against soil guideline values (SGV), also known as soil contaminant standards (SCS). This section summarises appropriate SCS for the site, followed by Geohazard Environmental Ltd review of readily available information concerning the disposition of site contamination.

4.1 Basis for Soil Contaminants Standards (SCS)

A SCS is a first stage screening value that provides the concentration of a contaminant in soil to which people (and/or ecological receptors) on or near a site can be exposed without creating an unacceptable level of risk to health. For the protection of human health, SCS are derived by defining a critical receptor (e.g. a child of a certain age and weight) and defining tolerable daily intake for a particular contaminant. Then, using assumptions regarding exposure (e.g. amount, duration, pathway), the soil concentrations that would equal the tolerable daily intake are calculated. Exposure pathways reflect how people are exposed to contaminants.

SCS are based on generic exposure scenarios based on use. An exposure scenario is a combination of exposure pathways typical of a particular activity or use in which exposure to soil contaminants is likely to occur; an activity could be, for instance, a child playing in a residential area. The intent is to estimate the intake of a contaminant for each particular scenario. For simple risk assessment, generic use scenarios are used, with a standard combination of exposure pathways for each scenario. The generic use scenarios used for the SCS are intended to be typical of the great majority of situations in which New Zealanders may be exposed to soil contaminants.

The site investigated here is classed as future residential by the Matamata-Piako District Council, and also considering the site's proposed use, the residential use scenario, described in Table 5 below, is most relevant to this investigation. As a result, based on the MfE Guidelines, any results should be assessed against SCS given for this scenario. There are both more conservative and more liberal standards that could be applied; however, the one presented is appropriate both to the use classification of the site based on the information available.

Table 5: Use Scenario Most Relevant to this Report.

Parks / Recreational	Covers exposure at public and private green areas and reserves that are used for active sports and recreation. This scenario is intended to cover playing fields and suburban reserves where children play frequently. It can also reasonably cover secondary school playing fields but not primary school playing fields.
Residential	Covers standard residential lots for single dwelling sites with gardens, including home-grown produce consumption (up to 10 %).
Rural/ lifestyle block	Rural residential use, including home-grown produce consumption. Applicable to the residential portion of farms, but not productive parts of agricultural land.
Industrial	Commercial / industrial sites with varying degrees of exposed soil.

SCS in this report, are taken from the National Environmental Standards (NES) and New Zealand Ministry for the Environment (MfE) wherever possible. In some cases, the MfE has not developed a specific SCS for some contaminants under some use scenarios. When MfE values are unavailable, guideline values from reputable sources such as the Australian National Environmental Protection Council (NEPC) are used, according to acceptable SCS sources and the hierarchy of use for these sources that is specified by the MfE (2007).

The NES for contaminated land was introduced in order to address a legacy of soil contamination in New Zealand that has resulted from the use, and improper storage and disposal, of chemicals in industry and agriculture.

The NES controls apply to "Land use change, subdivision, and disturbance of any land where, according to the best information available to the local authority, there has been a facility on the land, or a hazardous activity carried out on the land that may have involved the intentional or accidental discharges of hazardous substances that could now be a risk to human health". Hence the NES is applicable to the present site due to the proposed use change. The NES contains SCS, and where present these supersede those previously published in MfE industry-specific guidelines.

4.2 Field Sampling and Analysis

The MfE Guidelines do not require field sampling and analysis for a PSI; however, the Guidelines do stipulate that any existing readily available information should be included. Geohazard Environmental Ltd found no evidence of prior field sampling and analysis in the course of this PSI.

Geohazard Environmental
Contaminated Site Investigation Specialists

5.0 SITE CHARACTERISATION

5.1 Type of Environmental Contamination

The term contaminant refers to a substance that is not normally present in the environment. For this report however, the following operational definition is used: a contaminant is a substance that is present at levels that might cause harmful effects to humans or the environment. Therefore, this report does not consider whether or not the levels present are from natural sources or not, but only whether or not contamination is likely to, or does, exist above safe levels, i.e. SCS.

Since the scope of work for this investigation did not include sampling and analysis and Geohazard Environmental Ltd did not discover results from previous investigations during the desktop study, there are no results to compare to SCS to assess whether contamination is present at the site.

5.2 Exposure Routes and Risks to Exposed Populations

For human health, exposure is the primary concern, and for exposure to occur there must be 1) contaminants present at site, and 2) exposure routes via which site users would be exposed to same. In the absence of verified contamination, no exposure risk can be assessed.

Due to the historic buildings on site and the likelihood of a refuse pit it is recommended that a Detailed Site Investigation be undertaken prior to a change in land use (i.e. prior to urban residential development of the site occurring).

5.3 NES Consents

The National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS) outlines various 'Permitted Activities' (not requiring consent) and 'Controlled, Restricted Discretionary and Discretionary Activities' (requiring resource consent). The advice of a planner should be sought to ensure all consent requirements are met.

It is more likely than not that historic buildings (**HAIL E.1 and I**) are located in the south of the site, a refuse pit was historically on 67 Banks Rd (**HAIL G.5** and **I**) and poultry sheds were on 81 Banks Rd and the unnumbered property (**HAIL G.5**). The site is considered to be a "piece of land' under NES legislation.

5.3.1 Subdivision and Land Use Change

Section 8(4) of the NES states that subdivision or land use change is a Permitted Activity, provided a PSI exists, and the PSI states that it is highly unlikely that there will be a risk to human health. The act of subdivision itself, by simply altering lines on a plan, does not create any additional risk, provided that no change in use occurs. A change in use can include constructing buildings where there were none previously, even if the overall zoning stays the same.

Due to the presence or possible presence of contaminants at unacceptable levels, it cannot be stated that it is highly unlikely there is a risk to human health for any land use change. A proposed change of land use cannot be considered a "Permitted Activity" under NES legislation. A Detailed Site Investigation is recommended prior to a land use change.

5.3.2 Earthworks

The NES sets permitted standards in relation to soil disturbance under Regulation 8(3).

The site area is c. 263,103m^2. Based on calculations provided in the NES, c. 13,155m^3 may be disturbed and c. 2,631m^3 removed as a permitted activity. There are other criteria regarding permitted activities that a planner will be able to assist with. Exceedance of permitted volumes and other criteria means a consent may be required by the local council.

Geohazard Environmental Ltd has not been provided with details relating to the potential earthworks associated with the proposed development. Therefore, the potential for the earthworks associated with the development to require consent cannot be fully discounted at this stage.

5.4 Other Consent Requirements

Our assessment is that it is possible contaminants would be present at the site in concentrations likely to pose a hazard to human health or the environment.

Soils for removal as part of the proposed development (if required) above background levels but within guidelines for the protection of human health and the environment will require consent for disposal to non-landfill sites if they are placed in a location where they may enter water. Soils imported to site above background levels will require consent from the Regional Council.

The advice of a planner should be sought to ensure all consent requirements are met.

6.0 CONCLUSIONS AND RECOMMENDATIONS

6.1 Summary and Conclusions

The following summarises results from Geohazard Environmental Ltd.'s preliminary investigation of the site:

- The site currently supports cropping and grazing land, horse training facilities and rural residential dwellings and curtilages. It is understood that the site is planned to be rezoned for residential use.

- No evidence of previous ground contamination investigations was identified during the course of undertaking this PSI.

From least the 1920s the site was farmland and by 1943 dwellings were in the south of 67, 81 and 93 Banks Rd. By 1966 dwellings had also been erected in the south of 61, 79, 103 and 117 Banks Rd with poultry sheds, sheds and/or garages in the south of 81 and 93 Banks Rd and the unnumbered site with a potential refuse pit in the centre of 67 Banks Rd.

- By 1974 an additional poultry shed was on the unnumbered site, and the 1981 image indicates that the poultry sheds on 81 Banks Rd had been removed, the small sheds on 67 Banks Rd had been replaced with a larger shed and that a round pen was present on 93 Banks Rd.

- By 1990 the refuse pit appears to have been filled, and a round pen installed on 67 Banks Rd, the poultry sheds removed from 81 Banks Rd and fodder crops planted on the unnumbered site. By 2003 and training track had been formed on 93 Banks Rd and in 2010 the dwelling in the south of 61 Banks Rd was replaced with stables and a parking area. A training track was formed on 61 Banks Rd and a dwelling constructed in the centre of 103 Banks Rd by 2012.

- A site inspection of accessible site areas was conducted on 7 November 2025.

    - The northern areas of the sites visited were grazing land in good condition or bare land from recently harvested fodder crops.

    - The southern areas 61 and 67 Banks contained dwellings, curtilages and equine training facilities, in generally good condition, however old paintwork was seen on garages on both site and chipped sheet cladding (potentially containing asbestos) was noted on the garage on 67 Banks Rd.

    - The dwellings in the south of 81 and 93 and on 79, 107 and 117 appeared (from the roadside) to be in good condition. The shed on 107 was sheet or board and batten clad with worn paintwork.

    - The dwelling on 103 Banks Rd was modern and in good condition. The sheds in the south of 103 Banks Rd were metal clad.

    - Given the historical uses of the site (refuse pit and historical buildings), the potential for contamination on parts of the site couldn't be wholly discounted at the time of the site inspection.

- It is more likely than not that the following HAIL occurred:

- **HAIL E.1:** *Asbestos products manufacture or disposal including site with buildings containing asbestos products known to be in a deteriorated condition* from asbestos containing construction materials used on buildings constructed prior to 2000.
- **HAIL G.5:** *Waste disposal to land (excluding where biosolids have been used as soil conditioners)* from the likely refuse pit and poultry sheds.
- **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* from lead-based paint used on older buildings.

- The site is considered to be a "**piece of land**" under NES legislation.
- A Detailed Site Investigation is likely to be required prior to a change in land use (i.e. prior to urban residential development of the site occurring).
- As the site is a "piece of land", regardless of risk to human health, should permitted criteria for soil disturbance be exceeded, a Controlled Activity Consent is required under the National Environmental Standards legislation.
- Due to the nature of this investigation, it is not possible to detail the full extent of contamination at the site and neighbouring sites, and there remains a possibility that the site may have been impacted by previous site activities to a degree greater than apparent from results reported herein.
- From a soil contamination perspective, no significant contamination issues have been identified to date that would prevent the proposed residential rezoning.

6.2 Recommendations

The advice of a planner should be sought, or contact made with the District and Regional Councils, prior to undertaking any earthworks at the site, to ensure all rules are complied with.

Based on the results of this PSI, Geohazard Environmental Ltd consider that from a soil contamination perspective the site to be suitable for the proposed residential rezoning. Prior to development occurring we recommend to KA Matamata Limited Partnership that a further assessment of the site be conducted to better constrain the nature, extent, and impact contaminants detected in soil samples taken from the site, in accord with the MfE Guidelines for the Management of Contaminated Land.

It is envisaged that the assessment would comprise of the following:

- Soil sampling at surface in the vicinity of buildings, the suspected refuse pit and the historic poultry farms areas.
- Evaluation of overall site contamination and associated experimental and statistical uncertainties.
- Assessment of risks to human health and/or the environmental based on expanded results from detailed investigation.
- Preparation of a Detailed Site Investigation Report detailing findings and making recommendations going forward.

6.3 Further Client Actions

If soil is to be taken off site or undergo earthworks, consent requirements must be checked for both the site and the receiving environment. A planner can assist with this.

Soils above background levels but below conservative residential guidelines and/or environmental protection guidelines may still not be suitable for cleanfill. The disposal location should be assessed for compliance with all rules (for example proximity to water).

7.0 REFERENCES

GNS Science (GNS) GeoAtlas, http://data.gns.cri.nz/geology/ accessed 17.11.2025.

Ministry for the Environment (MfE) 2011. *Contaminated Land Management Guidelines No.1: Reporting on Contaminated Site's in New Zealand. Revised 2021.*

Ministry for the Environment (MfE) 2004. *Contaminated Land Management Guidelines Schedule A: Hazardous Activities and Industries List (HAIL)* and *Schedule B: Hazardous Activities and Industries List (HAIL) with Hazardous Substances*.

Ministry for the Environment (MfE) 2011. *Contaminated Land Management Guidelines No.5: Site Investigation and Analysis of Soils. Revised 2021.*

Ministry for the Environment (MfE) 2011. *Contaminated Land Management Guidelines No. 2: Hierarchy and Application in New Zealand of Environmental Guideline Values.*

Ministry for the Environment (MfE) 2012 *National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health.*

Waikato Regional Council (2009) *Erosion & Sediment Control Guidelines for Soil Disturbing Activities*.

8.0 STATEMENT OF QUALIFICATION

A Suitably Qualified and Experienced Practitioner (SQEP) is required to certify reports in accordance with Ministry for the Environment Guidelines. Holding accreditation under a program such as the Certified Environmental Practitioner scheme is one way of showing competence as a SQEP, but not the sole method. The 2021 Revision of the Contaminated Land Management Guidelines points to the National Environmental Standards Users Guide, which states:

The person certifying the report on behalf of their company would be expected to be a senior or principal scientist/engineer with a relevant tertiary education and with at least 10 years of related experience.

I, Jonathan Findon of Geohazard Environmental Ltd certify that this Report meets the general requirements of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (the NESCS) because it has been:

- Done by a suitably qualified and experienced practitioner, and
- Reported on generally in accordance with the current edition of Contaminated Land Management Guidelines No 1 – Reporting on Contaminated Sites in New Zealand, and
- The report is certified by a suitably qualified and experienced practitioner.

Evidence of the qualifications and experience of the suitably qualified and experienced practitioner(s) who have done this investigation and certified this report have been provided previously.

Signed and dated: ……JFindon…… (18 November 2025)

APPENDIX A
Historical Certificates of Title

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Historical Search Copy

R.W. Muir
Registrar-General
of Land

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

Identifier **SA611/200**
Land Registration District **South Auckland**
Date Issued 31 May 1930

Prior References
SA437/270

Estate Fee Simple
Area 4.1973 hectares more or less
Legal Description Lot 12 Deposited Plan 13321
Original Registered Owners
Thomas Bertram Scott

Interests

5682507.1 Mortgage to TTNZ Custodians (FM) Limited - 6.8.2003 at 9:00 am
5813067.1 Change of Name of the mortgagee in Mortgage 5682507.1 to FM Custodians Limited - 26.11.2003 at 9:00 am
6259435.1 Transmission to Barbara Joan McIntyre and Terrence Michael Magill as Executors - 21.12.2004 at 9:00 am
6324808.1 Discharge of Mortgage 5682507.1 - 25.2.2005 at 9:00 am
6324808.2 Transfer to Weatherley Bloodstock Limited - 25.2.2005 at 9:00 am
6324808.3 Mortgage to Bank of New Zealand - 25.2.2005 at 9:00 am
6996948.2 Discharge of Mortgage 6324808.3 - 22.8.2006 at 9:00 am
6996948.3 Mortgage to ANZ National Bank Limited - 22.8.2006 at 9:00 am
7516672.1 Discharge of Mortgage 6996948.3 - 28.8.2007 at 10:17 am
7516672.2 Mortgage to ASB Bank Limited - 28.8.2007 at 10:17 am
12689516.1 Discharge of Mortgage 7516672.2 - 24.3.2023 at 2:00 pm
12689516.2 Mortgage to Bank of New Zealand - 24.3.2023 at 2:00 pm

Identifier **SA611/200**

REGISTER

SOUTH S

[Land and Deeds—4. Form B.

NEW ZEALAND.

Reference: Vol. 437, Folio 270
Transfer No. 240607
Application No.
Order for N/C No.

Register-book, Vol. 611, folio 200

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the thirty first day of May one thousand nine hundred and thirty under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND Witnesseth that WILLIAM CATLOW KIRTLAN of Matamata Farmer

is seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing ten acres one rood nineteen perches and five tenths of a perch more or less being Lot Twelve (12) on a plan deposited in the Land Registry Office at Auckland as No. 13321 and being portion of Section 86 of Block VI of the Tapapa Survey District.

METRIC AREA IS 4·1973 ha.

Assistant District Land Registrar.

All dispositions of the above described land are subject to the restrictions imposed by Part XIII of the Land Act 1924 and Sections 50 and 85 of the Land for Settlements Act 1925.

Asst. Land Regr.

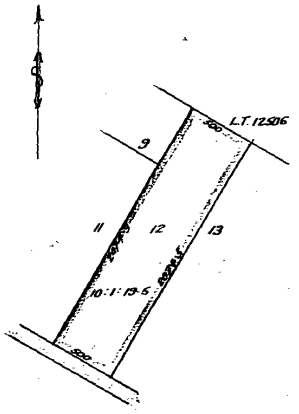
Mortgage No. 206582 William Catlow Kirtlan to William Sinclair Wilson produced 31st Jan 1930 at 10.13 a.m.

Asst. Land Regr.

Transfer No 259485 William Catlow Kirtlan to Arthur Frederick Gillard of Matamata Farmer produced 7/9/33 at 11-20 am

Transfer No 270089 Arthur Frederick Gillard to William Webster of Walton dairy farmer produced 1/7/1935 at 10-50 am

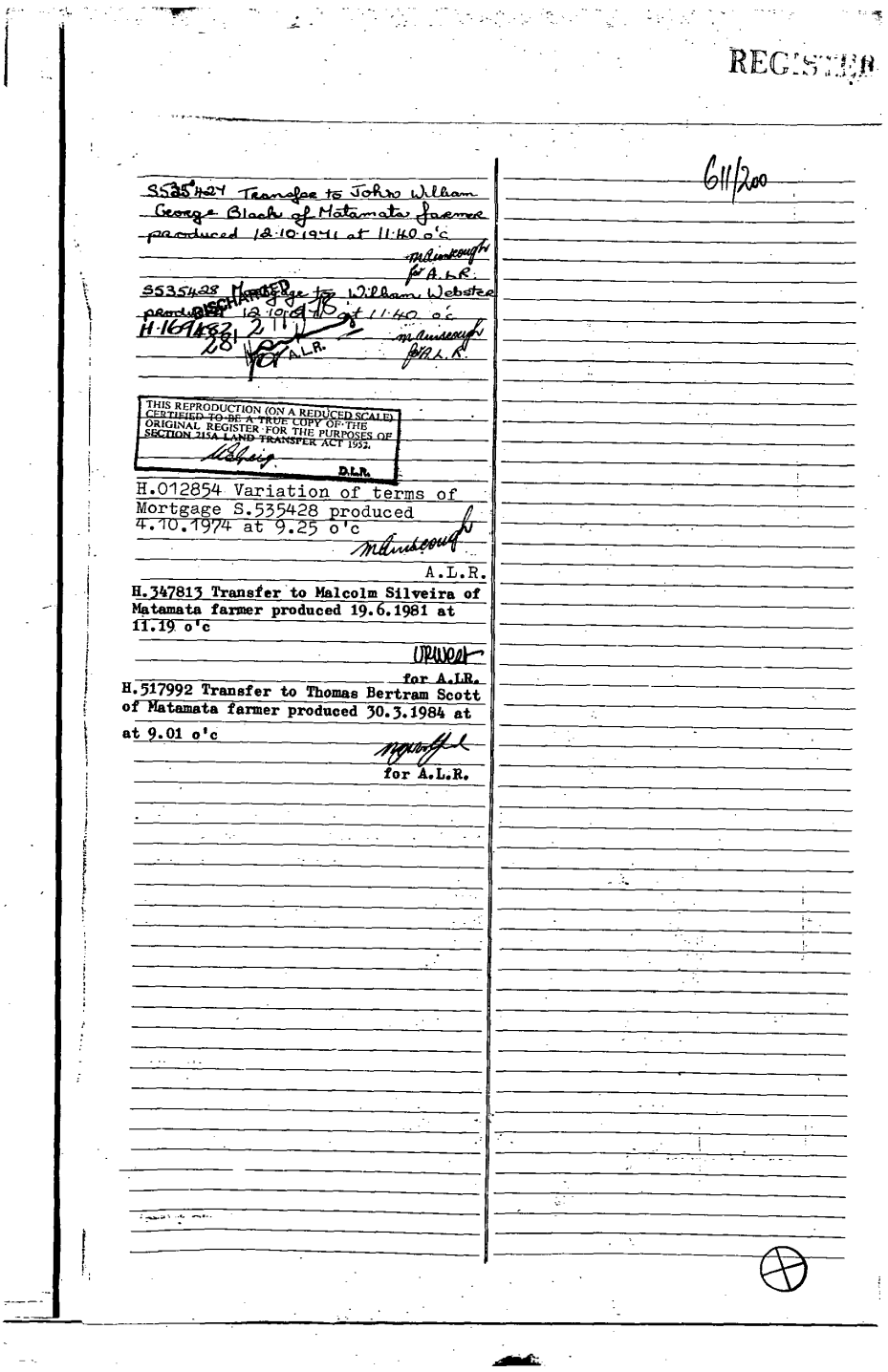
Mortgage No 270429 William Webster to the Bank of New Zealand produced 31/3/1941 at 2 pm



Scale: 5 Chs. 1 inch

Over

Identifier **SA611/200**



REGISTER

611/200

S535427 Transfer to John William George Black of Matamata farmer produced 12.10.1971 at 11.40 o'c

for A.L.R.

S535428 Mortgage to William Webster produced 12.10.1971 at 11.40 o'c

DISCHARGED

H.169482 2/11/78

for A.L.R.

for A.L.R.

THIS REPRODUCTION (ON A REDUCED SCALE) CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL REGISTER FOR THE PURPOSES OF SECTION 215A LAND TRANSFER ACT 1952.

D.L.R.

H.012854 Variation of terms of Mortgage S.535428 produced 4.10.1974 at 9.25 o'c

A.L.R.

H.347813 Transfer to Malcolm Silveira of Matamata farmer produced 19.6.1981 at 11.19 o'c

for A.LR.

H.517992 Transfer to Thomas Bertram Scott of Matamata farmer produced 30.3.1984 at at 9.01 o'c

for A.L.R.

[Land and Deeds—4.

Form B.

NEW ZEALAND. Office

SOUTH AUCKLAND

437/270

Reference: Vol. 356, Folio 83
Transfer No.
Application No.
Order for N/C No. C.7898

Register-book, Vol. 437, folio 270

DISTRICT LAND REGISTRAR CANCELLED AUCKLAND, NEW ZEALAND.

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate, dated the sixth day of August one thousand nine hundred and twenty six under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND Witnesseth that

MARY BANKS wife of Edward Corrigill Banks of Katamata farmer

is seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements a little more or less, that is to say: All ~~that~~ these parcels of land containing together one hundred and eighty three acres three roods thirty four perches and eight tenths of a perch more or less being lots nine (9), eleven (11), ~~twelve (12)~~ fifteen (15), sixteen (16) and twenty one (21) and part of lot twenty four (24) on a plan deposited in the Land Registry Office at Auckland as No.13321 and being portions of section 86 of Block VI of the Tapapa Survey District.

AUCKLAND DISTRICT LAND REGISTRAR NEW ZEALAND.

Deputy District Land Registrar.

All dispositions of the above described land are subject to the restrictions imposed by Part XIII of The Land Act 1924 and Subsection 2 of Section 60 of the Land Laws Amendment Act 1912.

Dy Dist. L.R.

Transfer No 216405 Mary Banks to Albert Edward Davis of Lot 21 Plan 13321 produced 7.10.27 at 2.20
464/289

Mortgage £187/10/- Banks to The Bank of New Zealand produced 11/5/28 at 11.32 am

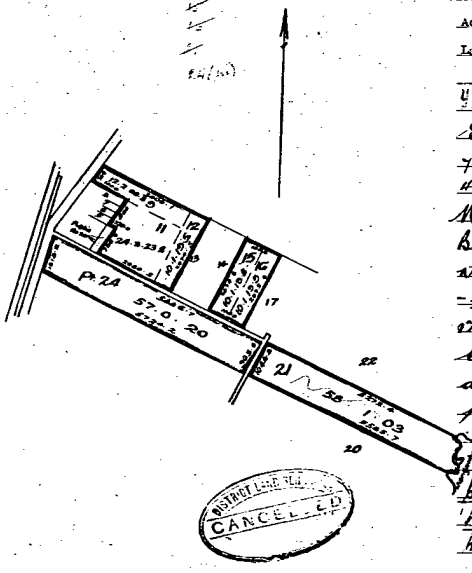
-of the within-

Transfer 622406 Mary Banks to William Eatlow Kirtlan of Lot 12 Plan 13321 discharged from Mortgage 621214 C3 produced 2/5/30 at 10.11 am

Transfer No 245316 of Lots 15 and 16 Plan 13321 discharged from mortgage No 181403 Mary Banks to Public Trustee produced 12/11/31 at 10.50 a.m.
671/124

Over

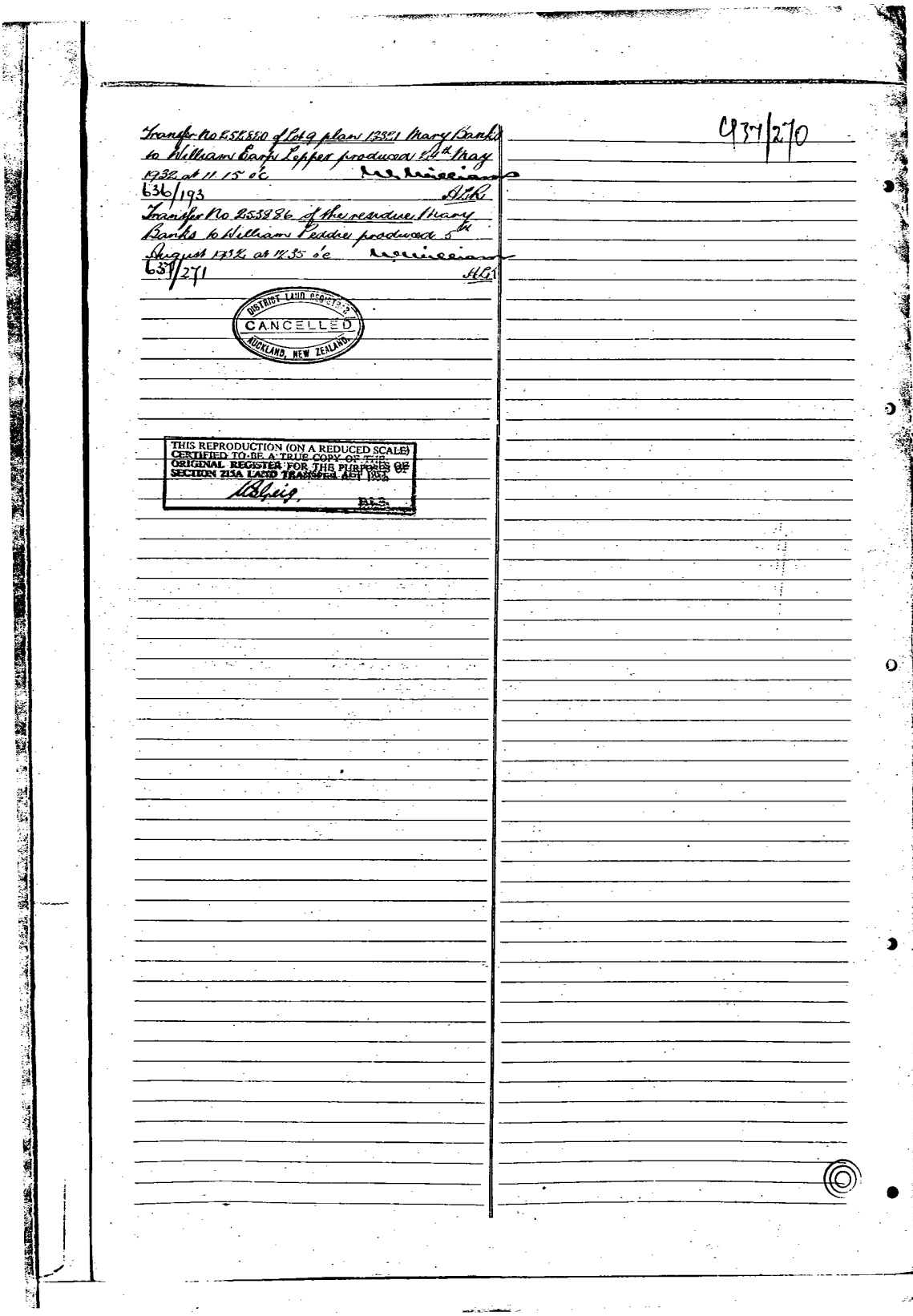
Continued



Total Area · 183 · 3 · 34·8

Scale 20 Chains to an Inch

437/270



Item 7.13

Attachment O

Transfer No 252880 of Lot 9 plan 13321 Mary Banks to William Earp Lepper produced 24th May 1932 at 11.15 o'c [signature]
636/193 [signature]

Transfer No 253886 of the residue Mary Banks to William Peddie produced 5th August 1932 at 11.35 o'c [signature]
637/271 [signature]

DISTRICT LAND REGISTRAR
CANCELLED
AUCKLAND, NEW ZEALAND.

THIS REPRODUCTION (ON A REDUCED SCALE) CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL REGISTER FOR THE PURPOSES OF SECTION 215A LAND TRANSFER ACT 1952
[signature] B.L.S.

937/270

356 083

[Land and Deeds—4.

[Form B.

NEW ZEALAND.

SSOUTH

Reference: Vol. 296, Folio 238
Transfer No.
Application No.
Order for N/C No. C. 4319.

Register-book, Vol. 356 folio 83

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the ELEVENTH day of JULY, one thousand nine hundred and TWENTY TWO under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND Witnesseth that

MARY BANKS, wife of Edward Corrigill Banks, of Matamata, Farmer,

is seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements a little more or less, that is to say: All ~~that~~ those parcels of land containing Together Three hundred and nineteen (319) acres and Thirty six (36) perches more or less being Lots Nos. 9,11,12,15,16,17,21,22,23 and part of Lot No.24 on a plan deposited in the Land Registry Office at Auckland as No.13321 and being part of Section No.86 of Block VI of the Tapapa Survey District.

District Land Registrar.

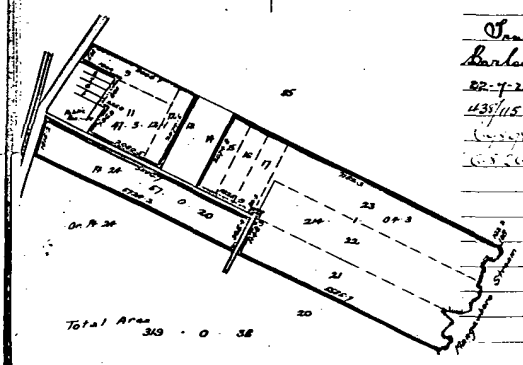
ALL dispositions of the above described land are subject to the restrictions imposed by Part XIII of "The Land Act 1908" and Sub-section 2 of Section 60 of "The Land Laws Amendment Act 1912".

Dist. Land Regr.

Transfer No. 203522 Mary Banks to Betsy Jane Barlow of Lots 17, 22 and 23 plan 13321 produced 22-7-26 at 11.20 a.m.

435/115

Cancelled as to the Residue see Vol 437 fol 270



THIS REPRODUCTION (ON A REDUCED SCALE) CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL REGISTER FOR THE PURPOSES OF SECTION 215A LAND TRANSFER ACT 1952.

D.L.R.

356 083

296/298

SOUTH S

(Land and Deeds—S. SCHEDULE 1.

NEW ZEALAND.

Reference: Warrant No. 2102 / P.R. folio Volume 133 Folio 14 / Transfer No.

Register-book, Vol. 296, folio 298

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

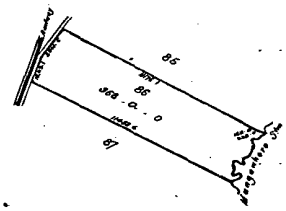
This Certificate, dated the twenty third day of December, one thousand nine hundred and nineteen under the hand and seal of the District Land Registrar of the Land Registration District of Auckland, being a Certificate in lieu of Grant, under Warrant of His Excellency the Governor-General, in exercise of the powers enabling him in that behalf, Witnesseth that Mary Banks wife of Edward Courtney Banks of Matamata in the Provincial District of Auckland Farmer

is seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon; subject also to any existing rights of the Crown to take and lay off roads under any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon, bordered green, be the several admeasurements a little more or less, which said land is in the said Warrant expressed to have been originally acquired by the above named

as from the Tenth day of June, one thousand nine hundred and nineteen, under Section 62 of "The Land Laws Amendment Act 1913", that is to say: All that parcel of land containing Three hundred and sixty eight 368 acres more or less being Section Number Eighty six (86) of Block Number VII (six) of the Tapapa Survey District

Image Quality due to Condition of Original

W. Tapapa S.D.



METRIC AREA IS 148.92431 ha

District Land Registrar

All dispositions of the within land are subject to the restrictions imposed by Part XIII of "The Land Act 1908" and Sub Section 2 of Section 62 of "The Land Laws Amendment Act 1913"

Asst Dist Land Registrar

Transfer No. 136167 Mary Banks to His Majesty the King of part for a Public Road produced 29th November 1920 at 2.24 pm

Asst Dist Land Registrar

Transfer No. 137577 Mary Banks to Helen Julia Kelso of Lots 1, 2 and 10 on plan 13321 produced 15th December 1920 at 10.30 am

327/179

Asst Dist Land Registrar

Transfer No. 138308 Mary Banks to Samuel Blatchford of Lots 3 and 4 on plan 13321 produced 10th January 1921 at 12.32 pm

334/170

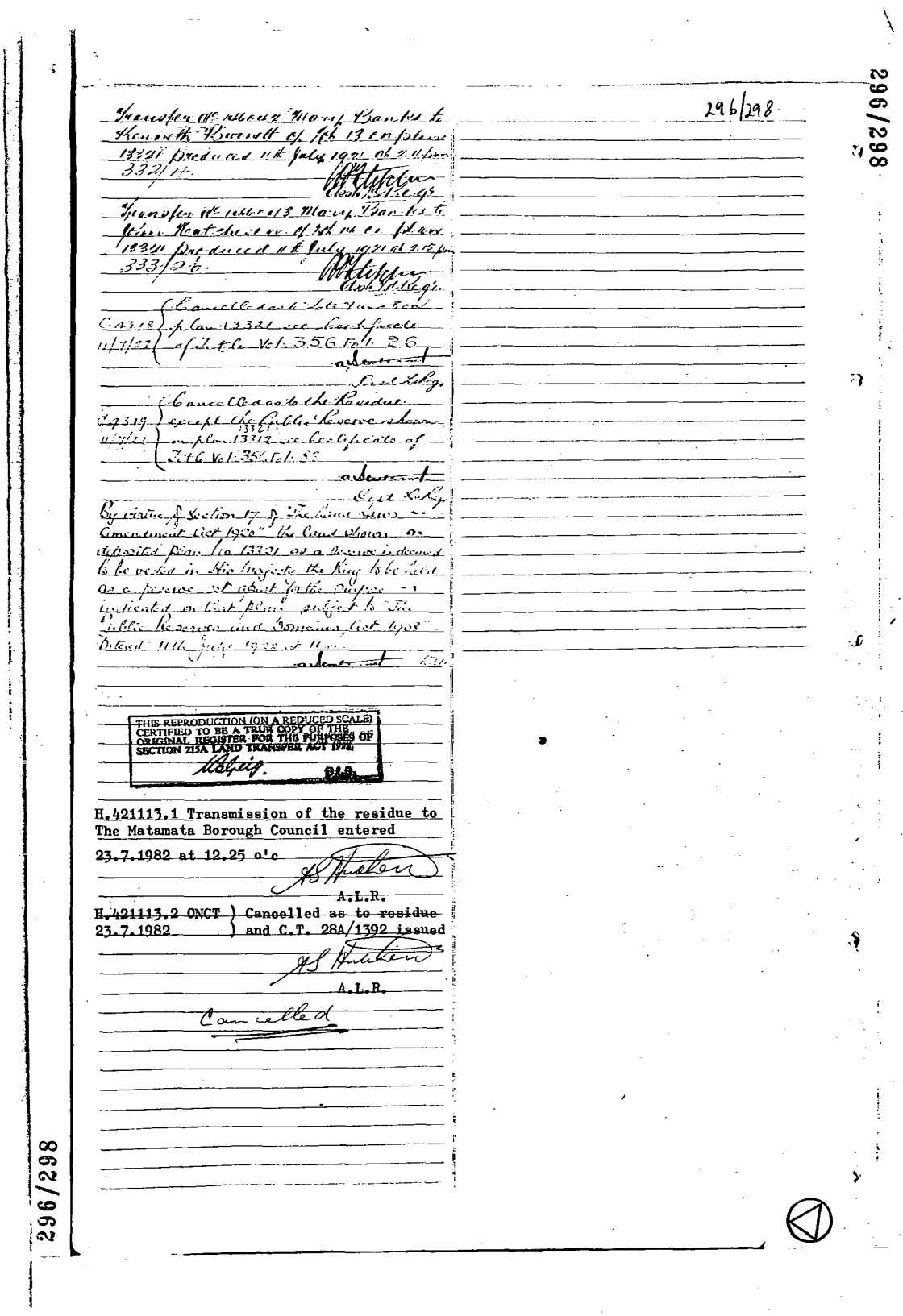
Asst Dist Land Registrar

Transfer No. 142901 Mary Renka to Thomas James Underwood of Lots 5 and 6 on plan 13321 produced 21st April 1921 at 2.32 pm

Asst Dist Land Registrar

Entered

296/298



Item 7.13

Attachment O

296/298

296/298

Transfer No. 1[illegible] Mary Banks to Kenneth Burnett of Lot 13 on plan 13321 produced 11th July 1921 at 2.11 pm 332/14.

[signature]
Assn. Ld. Reg.

Transfer No. 1[illegible] Mary Banks to John Hatchison of Lot 14 on plan 13321 produced 11th July 1921 at 2.15 pm 333/26.

[signature]
Assn. Ld. Reg.

C.4318 11/7/22 { Cancelled as to Lots 7 and 8 on plan 13321 see Certificate of Title Vol. 356 Fol. 26

[signature]
Dist. Ld. Reg.

C.4319 11/7/22 { Cancelled as to the Residue except the Public Reserve shown on plan 13321 13312 see Certificate of Title Vol. 356 Fol. 83

[signature]
Dist. Ld. Reg.

By virtue of Section 17 of "The Land Laws Amendment Act 1920" the land shown on deposited plan No. 13321 as a reserve is deemed to be vested in His Majesty the King to be held as a reserve set apart for the purpose indicated on that plan subject to "The Public Reserves and Domains Act 1908" Entered 11th July 1922 at 11 a.m.

[signature]

THIS REPRODUCTION (ON A REDUCED SCALE) CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL REGISTER FOR THE PURPOSES OF SECTION 215A LAND TRANSFER ACT 1952.
[signature] D.L.R.

H.421113.1 Transmission of the residue to The Matamata Borough Council entered 23.7.1982 at 12.25 o'c

[signature]
A.L.R.

H.421113.2 ONCT 23.7.1982) Cancelled as to residue and C.T. 28A/1392 issued

[signature]
A.L.R.

Cancelled

Item 7.13

Attachment O

SOUTH S

NEW ZEALAND.

Reference: Vol. 131, folio 131 / Transfer No. 383141

Register-book Vol. 133, folio 4

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the fifteenth day of March, one thousand nine hundred and six, under the hand and seal of the District Land Registrar of the Land Registration District of Auckland, Witnesseth that Thomas Wills Maunder of Frankton in the Provincial District of Auckland Builder

is seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or indorsed hereon; subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon, bordered green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing two (2) acres two (2) roods and [illegible] perches more or less comprising sixty [illegible] 5th (five) 6th (six) [illegible] on a plan deposited in the Land Registry office of Auckland under [illegible] 3500 and being part of Allotment 4 (one) in the parish of Te Rapa

Edwin Bamford
District Land Registrar

Transfer 80449 Thomas Wills Maunder to Fanny Edith Mason of Lot 5 plan 3500 produced 19th June 1914 at 2.10 pm
224/102 [illegible]

Transfer No. 127470 Thomas Wills Maunder to Charles Alfred Vautier of Lot 6 plan 3506 produced the 9th June 1920 at 2.54 pm
330/64
[illegible]
Asst Land Regr

6 2710 / 21/11/20 — Wholly Cancelled and New Certificate of Title issued Volume: 330 Folio: 100

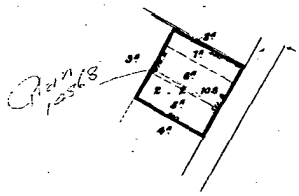


Image Quality due to Condition of Original

Scale. 5 Chains to an inch

THIS REPRODUCTION (ON A REDUCED SCALE) CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL REGISTER FOR THE PURPOSES OF SECTION 215A LAND TRANSFER ACT 1952.
[illegible] D.L.R.

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Historical Search Copy

R.W. Muir
Registrar-General
of Land

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

Identifier **SA332/4**
Land Registration District **South Auckland**
Date Issued 11 July 1921

Prior References
SA296/298

Estate Fee Simple
Area 4.1976 hectares more or less
Legal Description Lot 13 Deposited Plan South Auckland 13321

Original Registered Owners
Raymond Allan Johnson as to a 1/2 share
Sharon Marie Johnson as to a 1/2 share

Interests

B059676.2 Mortgage to Graham Johnson and to Margaret Rose Johnson in shares - 20.12.1991 at 11.01 am

B368844.1 Mortgage to The National Bank of New Zealand Limited - 23.9.1996 at 9.25 am

B368844.2 Variation of Mortgage B059676.2 - 23.9.1996 at 9.25 am

7427958.1 Discharge of Mortgage B059676.2 - 22.6.2007 at 11:56 am

9061281.1 Departmental Dealing to amend the legal description to Lot 13 Deposited Plan 13321 - 8.5.2012 at 7:00 am

Identifier **SA332/4**

[Land and Deeds—4.

NEW ZEALAND. [FORM B.

SOUTH

Reference: Vol. 296, Folio 296; Transfer No. 460412; Application No.; Order for N/C No.

Register-book. Vol 332 folio 4

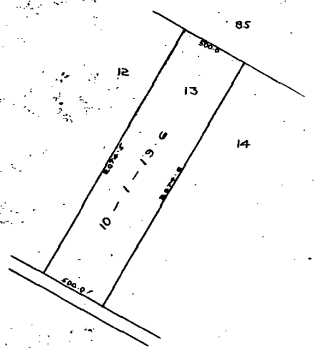
CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the eleventh day of July, one thousand nine hundred and twenty-one under the hand and seal of the District Land Registrar of the Land Registration District of Auckland Witnesseth that

Kenneth Bowrick of Matamata in the Provincial District of Auckland Builder

is seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing ten (10) acres one (1) rood and nineteen and one tenths (19⅙) perches more or less being Lot No. 13 (Builders) on the plan deposited in the Land Registry Office at Auckland under No. 13321 which said parcel of land is portion of Section No. Eighty-six (86) of Block VI Lower of the Tauranga Survey District.

Image Quality due to Condition of Original



METRIC AREA IS 4.1975 ha

Scale Scheme Imperial

District Land Registrar.

All dispositions of the within land are subject to the restrictions imposed by Part VII of the Land Act 1924 and Subsection 2 of Section 60 of the Land Laws Amendment Act 1912.

Asst. Land Registrar

Mortgage No. 112831 Kenneth Bennett to Many Banks produced the 11th July DISCHARGE Produced

Asst. Land Registrar

Transmission No. 22810 of above land to The Public Trustee entered 8th July 1925 at 11.30 a.m.

Asst. Land Registrar

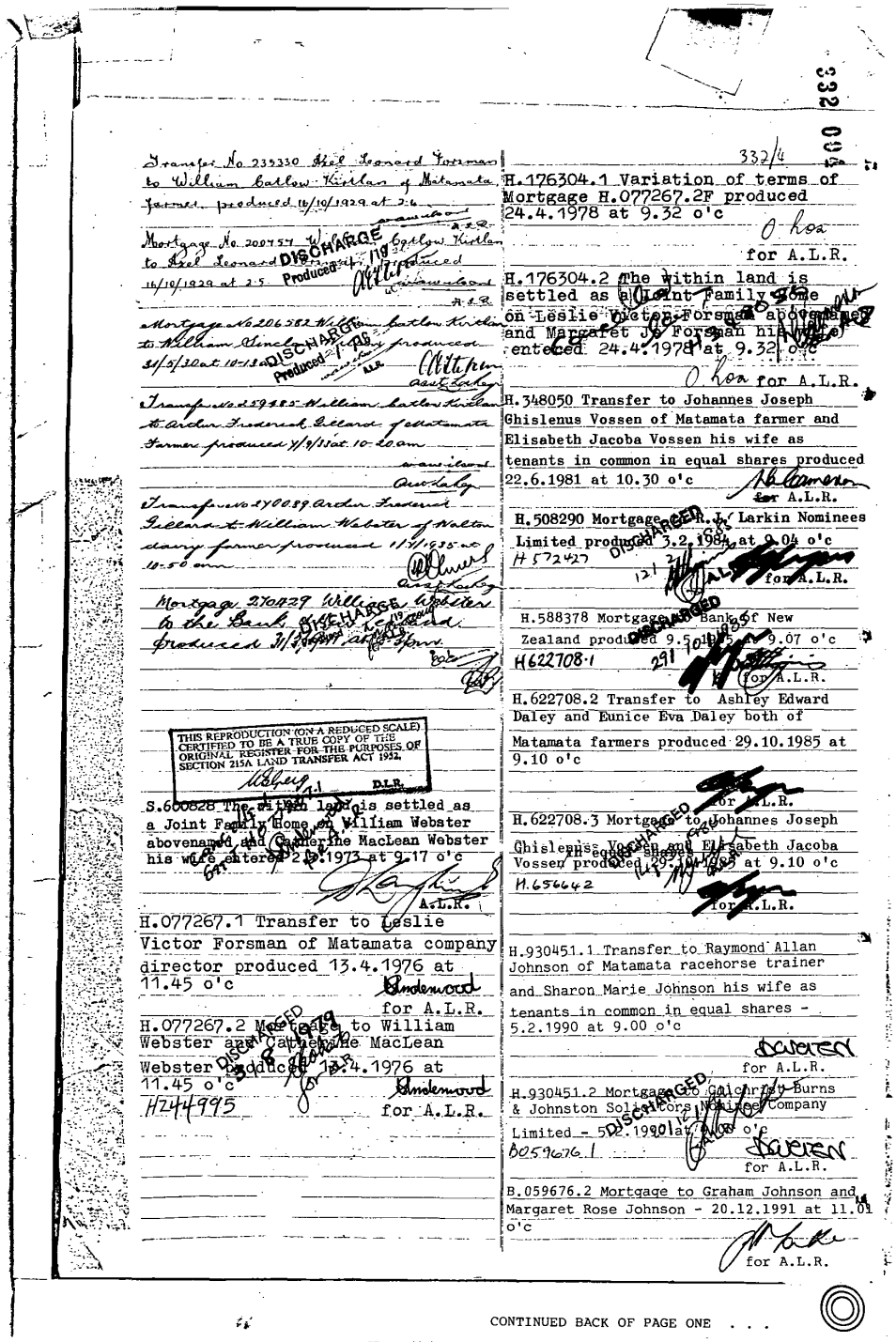
Mortgage No. 166066 The Public Trustee to William Arnold Produced DISCHARGE

Transfer No. 282495 The Public Trustee to Leonard Forman Matamata Farmer produced 20th Dec. 1926 at 2.45 p.m. entered

Mortgage No. 194062 Apl. Leonard Forman to The Aut DISCHARGE Superintendent produced 11:3:19 at PRODUCED

Sections

Identifier **SA332/4**



332/4

Transfer No 235330 Axel Leonard Forsman to William Catlow Kirtlan of Matamata farmer produced 16/10/1929 at 2.6 — w.a.w.i.s.o.r. A.L.R.

Mortgage No 200757 William Catlow Kirtlan to Axel Leonard Forsman produced 16/10/1929 at 2.5 — w.a.w.i.s.o.r. A.L.R.

DISCHARGED Produced 1/10/29

Mortgage No 206582 William Catlow Kirtlan to William Sinclair Kirtlan produced 31/5/30 at 10-13 am — w.a.w.i.s.o.r. A.L.R.

DISCHARGED Produced 1/10/29

Transfer No 259485 William Catlow Kirtlan to Arthur Frederick Gillard of Matamata farmer produced 4/9/33 at 10-20 am — w.a.w.i.s.o.r. Asst Lodge

Transfer No 270089 Arthur Frederick Gillard to William Webster of Walton dairy farmer produced 1/1/1935 at 10-50 am — Asst Lodge

Mortgage 270429 William Webster to the Bank of New Zealand produced 31/3/1941 at 3.5 pm.

DISCHARGED

THIS REPRODUCTION (ON A REDUCED SCALE) CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL REGISTER FOR THE PURPOSES OF SECTION 215A LAND TRANSFER ACT 1952. D.L.R.

S.600828 The within land is settled as a Joint Family Home on William Webster abovenamed and Catherine MacLean Webster his wife entered 2.5.1973 at 9.17 o'c — A.L.R.

H.077267.1 Transfer to Leslie Victor Forsman of Matamata company director produced 13.4.1976 at 11.45 o'c — Underwood for A.L.R.

H.077267.2 Mortgage to William Webster and Catherine MacLean Webster produced 13.4.1976 at 11.45 o'c — Underwood for A.L.R.

H244995

DISCHARGED 3.8.1979

H.176304.1 Variation of terms of Mortgage H.077267.2F produced 24.4.1978 at 9.32 o'c — O'Loa for A.L.R.

H.176304.2 The within land is settled as a Joint Family Home on Leslie Victor Forsman abovenamed and Margaret Jo Forsman his wife entered 24.4.1978 at 9.32 o'c — O'Loa for A.L.R.

H.348050 Transfer to Johannes Joseph Ghislenus Vossen of Matamata farmer and Elisabeth Jacoba Vossen his wife as tenants in common in equal shares produced 22.6.1981 at 10.30 o'c — for A.L.R.

H.508290 Mortgage to R.J. Larkin Nominees Limited produced 3.2.1984 at 9.04 o'c — H572427 — for A.L.R.

DISCHARGED 12.1.1984

H.588378 Mortgage to Bank of New Zealand produced 9.5.1985 at 9.07 o'c — H622708.1 — for A.L.R.

DISCHARGED 29.10.1985

H.622708.2 Transfer to Ashley Edward Daley and Eunice Eva Daley both of Matamata farmers produced 29.10.1985 at 9.10 o'c — for A.L.R.

H.622708.3 Mortgage to Johannes Joseph Ghislenus Vossen and Elisabeth Jacoba Vossen produced 29.10.1985 at 9.10 o'c — H.656642 — for A.L.R.

DISCHARGED 14.1.1986

H.930451.1 Transfer to Raymond Allan Johnson of Matamata racehorse trainer and Sharon Marie Johnson his wife as tenants in common in equal shares - 5.2.1990 at 9.00 o'c — for A.L.R.

H.930451.2 Mortgage to Gilchrist Burns & Johnston Solicitors Nominee Company Limited - 5.2.1990 at 9.00 o'c — B059676.1 — for A.L.R.

DISCHARGED 12.1.1990

B.059676.2 Mortgage to Graham Johnson and Margaret Rose Johnson - 20.12.1991 at 11.01 o'c — for A.L.R.

CONTINUED BACK OF PAGE ONE . . .

Identifier **SA332/4**

CERTIFICATE OF TITLE : 332/4

B.368844.1 Mortgage to The National Bank of New Zealand Limited - 23.9.1996 at 9.25 o'c

for A.L.R.

B.368844.2 Variation of terms of Mortgage B.059676.2 - 23.9.1996 at 9.25 o'c

for A.L.R.

B580405.1 Transfer of Mortgage B059676.2 to Graham Johnson and Margaret Rose Johnson in equal shares - 26.11.1999 at 1.46

for RGL

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Historical Search Copy

R.W. Muir
Registrar-General of Land

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

Identifier **SA1714/47**
Land Registration District **South Auckland**
Date Issued 22 December 1959

Prior References
SA333/26

Estate Fee Simple
Area 4.0749 hectares more or less
Legal Description Lot 14 Deposited Plan 13321
Original Registered Owners
Lawrence George Lynch as to a 1/2 share
Cheerie Anne Lynch as to a 1/2 share

Interests

H295234.6 Mortgage to ANZ Banking Group (New Zealand) Limited - 11.7.1980 at 11.04 am

B164413.2 Mortgage to Countrywide Banking Corporation Limited - 6.10.1993 at 9.10 am

B164413.3 Memorandum of Priority making Mortgages B164413.2 and H295234.6 first and second mortgages respectively - 6.10.1993 at 9.10 am

5512492.2 Transfer to Lawrence George Lynch, Cheerie Anne Lynch and Anthony John Ryan - 10.3.2003 at 9:00 am

6443167.1 Discharge of Mortgage H295234.6 - 2.6.2005 at 9:00 am

6443167.2 Discharge of Mortgage B164413.2 - 2.6.2005 at 9:00 am

6443167.3 Mortgage to Bank of New Zealand - 2.6.2005 at 9:00 am

11575879.1 Discharge of Mortgage 6443167.3 - 26.11.2019 at 4:34 pm

11575879.2 Transfer to Cheerie Ann Lynch, Lawrence George Lynch and David Lewis Swap - 26.11.2019 at 4:34 pm

11575879.3 Mortgage to Bank of New Zealand - 26.11.2019 at 4:34 pm

12743243.1 Discharge of Mortgage 11575879.3 - 8.6.2023 at 3:51 pm

Identifier **SA1714/47**

Land and Deeds 4
FORM No. 2

REGISTER

Reference: Vol. 333, Folio 26
Transfer No.
Order for N/C No. S.173260

NEW ZEALAND

Register-book, Vol. 1714, folio 47

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate, dated the twenty-second day of December, one thousand nine hundred and fifty-nine under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND WITNESSETH that ALBERT SYDNEY REID of Matamata, farmer

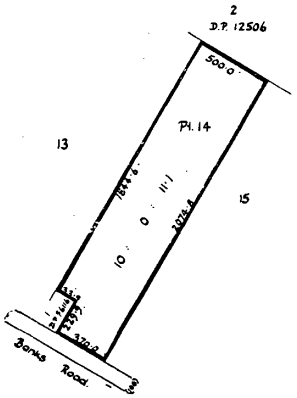
is seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements, a little more or less, that is to say: All that parcel of land containing 10 ACRES 11.1 PERCHES more or less being part Lot 14 Deposited Plan 13321 and being part Section 86 Matamata Settlement

AUCKLAND DISTRICT LAND REGISTRAR NEW ZEALAND

District Land Registrar.
Assistant

EXPIRED
S6 Fencing Act 1978

VI Tapapa S.D.



METRIC AREA IS 4.0749 ha
Scale:- 5 chains to an inch.

Agreement as to fencing covenant A.R. Transfer 146043 A.L.R.

S.107822 Mortgage to Perpetual Trustees New Zealand. Produced 16.7.1956 at 2.30 p.m. A.L.R.

S218765 Transmission to George James Ofsdrew Roy of Te Aroha Solicitor and Clifford Maxwell Keller of Auckland, farmer as Executors. Entered 20.7.1961 at 2.30 p.m. J.G.Dempster D.R.

S218766 Transfer to Martha Reid of Matamata widow. Produced 26.7.1961 at 2.36 p.m. J.G.Dempster D.R.

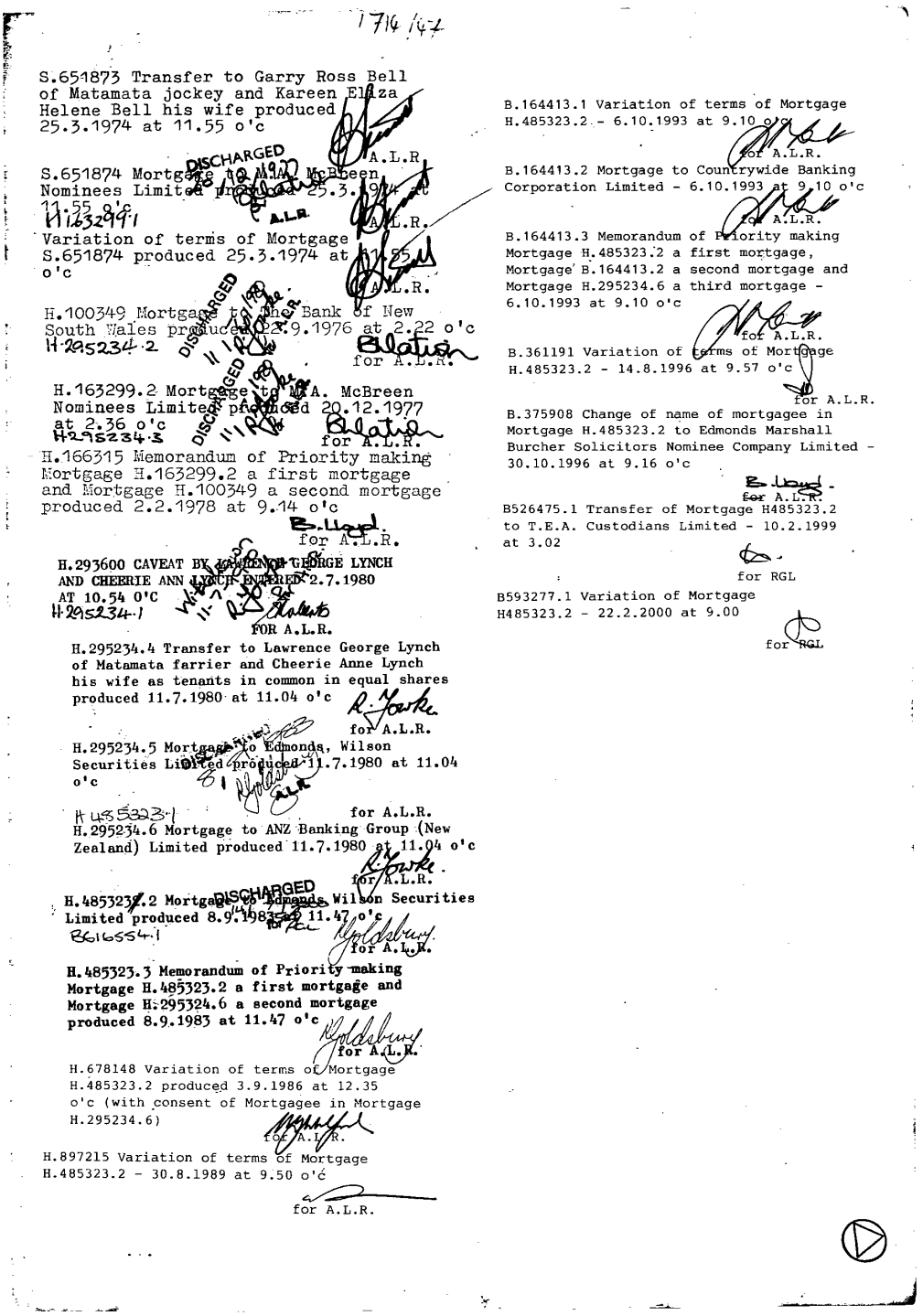
S 234971 Transfer to Alan Ronald Gordon Rippey of Matamata, farmer, and Maureen Elizabeth Rippey, his wife, as tenants in common in equal shares. Produced 14.6.1962 at 9.34 D.C.W.Wragge A.L.R.

S 234972 Mortgage to Harold Elliott Schofield and Dorothy Margaret Peterson. Produced 14.6.1962 at 9.09 D.C.W.Wragge A.L.R.

THIS REPRODUCTION (ON A REDUCED SCALE) CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL REGISTER FOR THE PURPOSES OF SECTION 215A LAND TRANSFER ACT 1952.
A.L.R.

OVER...

Identifier **SA1714/47**



1714/47

S.651873 Transfer to Garry Ross Bell of Matamata jockey and Kareen Eliza Helene Bell his wife produced 25.3.1974 at 11.55 o'c

A.L.R

DISCHARGED

S.651874 Mortgage to M.A. McBreen Nominees Limited produced 25.3.1974 at 11.55 o'c

H1632991

A.L.R.

Variation of terms of Mortgage S.651874 produced 25.3.1974 at 11.55 o'c

A.L.R.

H.100349 Mortgage to The Bank of New South Wales produced 22.9.1976 at 2.22 o'c

H295234.2

DISCHARGED

for A.L.R.

H.163299.2 Mortgage to M.A. McBreen Nominees Limited produced 20.12.1977 at 2.36 o'c

H295234.3

DISCHARGED

for A.L.R.

H.166315 Memorandum of Priority making Mortgage H.163299.2 a first mortgage and Mortgage H.100349 a second mortgage produced 2.2.1978 at 9.14 o'c

for A.L.R.

H.293600 CAVEAT BY LAWRENCE GEORGE LYNCH AND CHEERIE ANN LYNCH ENTERED 2.7.1980 AT 10.54 O'C

H295234.1

FOR A.L.R.

H.295234.4 Transfer to Lawrence George Lynch of Matamata farrier and Cheerie Anne Lynch his wife as tenants in common in equal shares produced 11.7.1980 at 11.04 o'c

for A.L.R.

H.295234.5 Mortgage to Edmonds, Wilson Securities Limited produced 11.7.1980 at 11.04 o'c

H485323.1

for A.L.R.

H.295234.6 Mortgage to ANZ Banking Group (New Zealand) Limited produced 11.7.1980 at 11.04 o'c

for A.L.R.

H.485323.2 Mortgage to Edmonds, Wilson Securities Limited produced 8.9.1983 at 11.47 o'c

DISCHARGED

B616554.1

for A.L.R.

H.485323.3 Memorandum of Priority making Mortgage H.485323.2 a first mortgage and Mortgage H.295324.6 a second mortgage produced 8.9.1983 at 11.47 o'c

for A.L.R.

H.678148 Variation of terms of Mortgage H.485323.2 produced 3.9.1986 at 12.35 o'c (with consent of Mortgagee in Mortgage H.295234.6)

for A.L.R.

H.897215 Variation of terms of Mortgage H.485323.2 - 30.8.1989 at 9.50 o'c

for A.L.R.

B.164413.1 Variation of terms of Mortgage H.485323.2 - 6.10.1993 at 9.10 o'c

for A.L.R.

B.164413.2 Mortgage to Countrywide Banking Corporation Limited - 6.10.1993 at 9.10 o'c

for A.L.R.

B.164413.3 Memorandum of Priority making Mortgage H.485323.2 a first mortgage, Mortgage B.164413.2 a second mortgage and Mortgage H.295234.6 a third mortgage - 6.10.1993 at 9.10 o'c

for A.L.R.

B.361191 Variation of terms of Mortgage H.485323.2 - 14.8.1996 at 9.57 o'c

for A.L.R.

B.375908 Change of name of mortgagee in Mortgage H.485323.2 to Edmonds Marshall Burcher Solicitors Nominee Company Limited - 30.10.1996 at 9.16 o'c

for A.L.R.

B526475.1 Transfer of Mortgage H485323.2 to T.E.A. Custodians Limited - 10.2.1999 at 3.02

for RGL

B593277.1 Variation of Mortgage H485323.2 - 22.2.2000 at 9.00

for RGL

[Land and Deeds—]

DIST. T LAND REGISTRAR CANCELLED

NEW ZEALAND SOUTH

Reference: Vol. 296, Folio 298. Transfer No. 146043. Application No. Order for N/C No.

Register-book. Vol. 333 Folio 26

333/026

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the Eleventh day of July, one thousand nine hundred and Twenty one under the hand and seal of the District Land Registrar of the Land Registration District of Auckland Witnesseth that John Hutcheson of Matamata in the Provincial District of Auckland, Contractor. —

is seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing ten (10) acres one (1) rood nineteen and six-tenths (19 6/10) perches more or less being Lot No 111 (part thereof) on a plan deposited in the Land Registry Office at Auckland under No 13321 which said parcel of land is portion of Section No 8 (Registered) of Block VI Town of the Kaipaki Survey District. —

Subject to Lease No 8.1959(1) 6/7/37

Seventy Nine Pounds being contained in Transfer No 146043.

District Land Registrar.

All dispositions of the within land are subject to the restrictions in part Pt XIII of "The Land Act 1908" and Sub Sections 3 & Section 60 of "The Land Laws Amendment Act 1913". —

Asst Land Regr.

Mortgage No 112132 Hutcheson to Mary Banks DISCHARGE the 11th July 1921 at 2-2 Produced

Asst Land Regr.

Mortgage No 157109 Hutcheson to Arthur O'Neill DISCHARGE 23/4/19 the 2nd September 1925 at 10-5 Produced

Asst Land Regr.

Variation of terms of mortgage No 157109 produced 14-8-28 at 12-5 oc

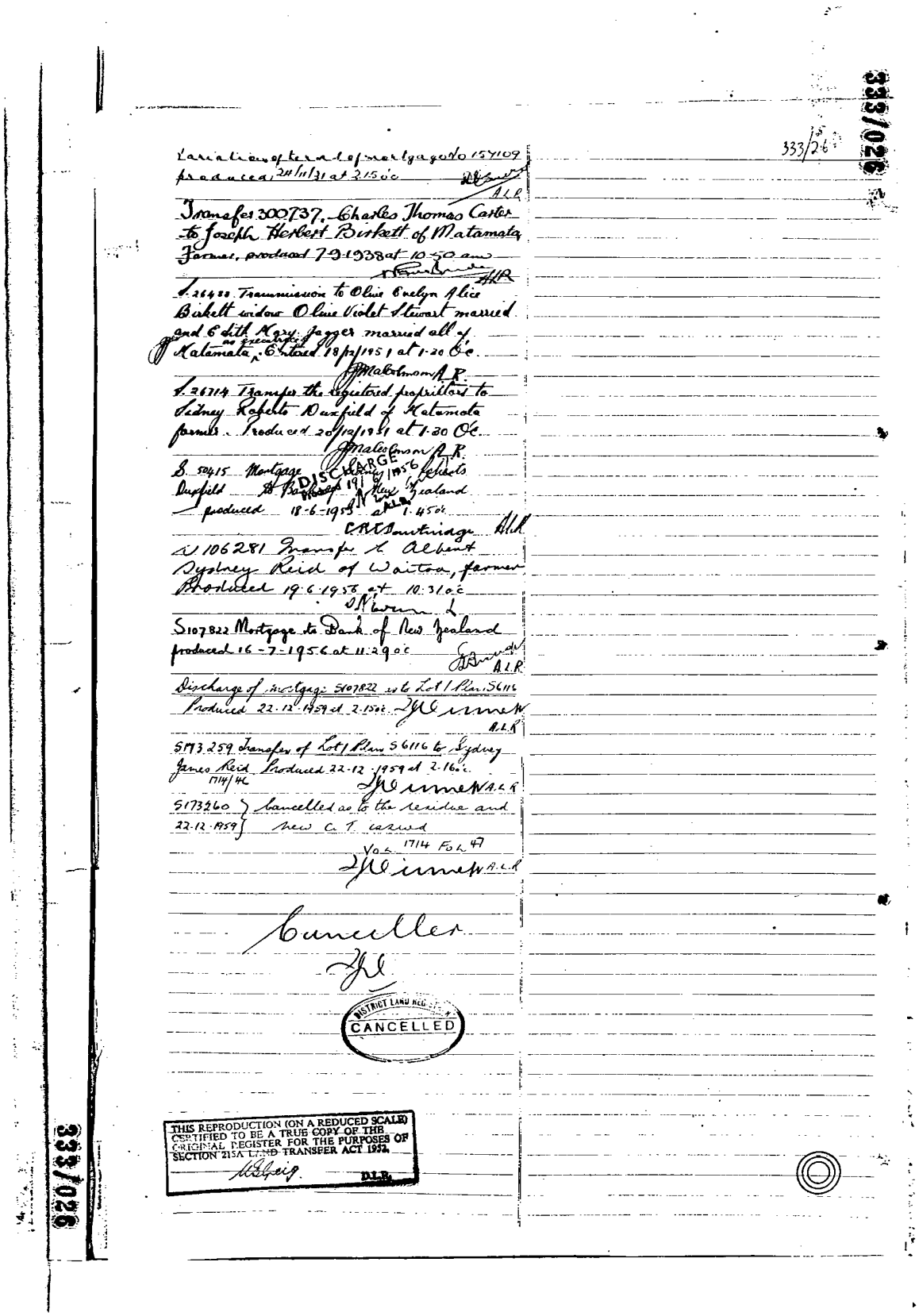
Asst L R

Transfer No 224159 John Hutcheson to Charles Thomas Carter of Okauia, farmer produced 14-8-28 at 12-6 oc

Asst L R.

Mortgage No 188686 Charles Thomas Carter to John Hutcheson registered 14-8-28 at 12-7 oc DISCHARGE Produced

Asst L R.



333/26

Variation of terms of mortgage No 154109 produced 24/11/31 at 2.15 o'c
A.L.R.

Transfer 300737. Charles Thomas Carter to Joseph Herbert Birkett of Matamata Farmer, produced 7-9-1938 at 10.50 am
A.L.R.

S. 26488 Transmission to Olive Evelyn Alice Birkett widow Olive Violet Stewart married and Edith Mary Jagger married all of Matamata as executrices. Entered 18/12/1951 at 1.20 O'c.
J.J. Malcolmson A.R.

S. 26714 Transfer the registered proprietors to Sidney Roberts Duxfield of Matamata farmer. Produced 20/12/1951 at 1.30 O'c.
J.J. Malcolmson A.R.

S. 50415 Mortgage to Bank of New Zealand produced 18-6-1953 at 1.45 o'c
DISCHARGE Dated 19/6/1956 A.L.R.
C.R.T. Bantinage A.L.R.

S 106281 Transfer to Albert Sydney Reid of Waitoa, farmer Produced 19-6-1956 at 10.31 o'c
S.N. Warren L.

S107822 Mortgage to Bank of New Zealand produced 16-7-1956 at 11.29 o'c
A.L.R.

Discharge of mortgage S107822 as to Lot 1 Plan S6116 Produced 22-12-1959 at 2.15 o'c.
A.L.R.

S173259 Transfer of Lot 1 Plan S6116 to Sydney James Reid 1714/46 Produced 22-12-1959 at 2.16 o'c.
A.L.R.

S173260 } Cancelled as to the residue and
22-12-1959 } new C.T. issued
Vol. 1714 Fol. 47
A.L.R.

Canceller

DISTRICT LAND REGISTRAR
CANCELLED

THIS REPRODUCTION (ON A REDUCED SCALE) CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL REGISTER FOR THE PURPOSES OF SECTION 215A LAND TRANSFER ACT 1952.
D.L.R.

333/026

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Historical Search Copy

R.W. Muir
Registrar-General
of Land

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

Identifier **SA621/124**

Land Registration District **South Auckland**

Date Issued 13 January 1931

Prior References
SA437/270

Estate Fee Simple

Area 4.1981 hectares more or less

Legal Description Lot 15 Deposited Plan 13321

Original Registered Owners
Kenneth Stuart Kelso and Beverley Joan Kelso

Interests

B440289.2 Mortgage to Westpac Banking Corporation - 23.9.1997 at 10.50 am

7095691.1 Application pursuant to Section 99A Land Transfer Act 1952 vesting Mortgage B440289.2 in Westpac New Zealand Limited - 2.11.2006 at 9:00 am

13158588.1 Discharge of Mortgage B440289.2 - 27.11.2024 at 12:03 pm

Identifier **SA621/124**

REGISTER

[Land and Deeds—4.
Form B.

SOUTH
S

NEW ZEALAND.

Reference: Vol. 437, Folio 270
Transfer No. 245316
Application No.
Order for N/C No.

Register-book, Vol. 621, folio 124

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the thirteenth day of January one thousand nine hundred and thirty-one under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND ~~Witnesseth~~ that

PATRICK MEANEY of Matamata, farmer

is seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing twenty acres two roods thirty nine perches and seven tenths of a perch more or less being Lots fifteen (15) and Sixteen (16) on a plan deposited in the Land Registry Office at Auckland as No. 13321 and being part of Section 86 of Block VI of the Tapapa Survey District

METRIC AREA IS 8.3965 ha

Assistant ~~District~~ Land Registrar.

All dispositions of the within land are subject to the restrictions imposed by Part XIII of the Land Act 1924 and to Sections 50 and 85 of the Land for Settlements Act 1925.

Asst. Land Regr.

Mortgage No. 211792 Patrick Meaney to Mary Banks Produced 13th January 1931 at 10.51

Asst. Land Regr.

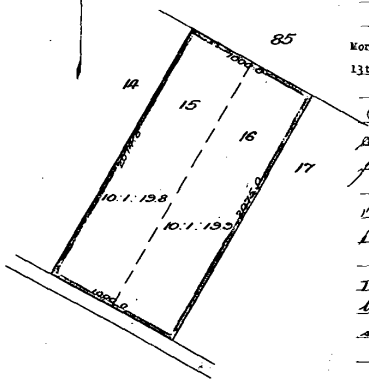
Transfer No. 259647 Patrick Meaney to Isabella Sarah Hemsley of Matamata married woman produced 16/9/1933 at 4.50 [illegible]

Variation of terms of mortgage No. 211792 produced 23/6/1938 at 11.10 [illegible]

Transfer No. 341554 Isabella Sarah Hemsley to Vera Kathleen Ivy Hemsley of Matamata spinster produced 11/12/1941 at 11.31 [illegible]

Variation of terms of mortgage No. 211792 produced 11/12/1941 at 11.32 [illegible]

Z 53857. Transmission of Mortgage 211792 to Edward Leedric Banks and Edward Dobson, entered 27.8.1945 at 11.35 am [illegible]



Total Area: 20 : 2 : 39.7
Scale: 5 Chs. to an Inch.

Continued over

Identifier **SA621/124**

REGISTER

Transfer 422626 of Mortgage 211792 the registered proprietors to Edward Odric Banks, Ella Mary Dodge of Wellington married Woman and Winifred Price of Mount Maunganui, married woman as tenants in common in equal shares. Produced 30-6-1947 at 2.50 o'c.
A.L.R.

S.14995. Transfer Vera Kathleen Ivy Hensley to Alfred William Hensley of Matamata farmer. Produced 2.5.1951 at 11.22 o'c.
A.L.R.

S161280 Transfer to Frank Wilson of Matamata journalist - Produced 9/6/1959 at 9.50 o'c
A.L.R.

S.170111 Mortgage to The National Bank of New Zealand Limited - Produced 4.11.1959 at 2.8 o'c.
DISCHARGE Produced 30/11/1960
A.L.R.

S 197563 Mortgage to The Guardian Trust & Executors Company of New Zealand Limited Produced 20.12.1960 at 11.06 o'c.
DISCHARGE Produced 17/11/1967
A.L.R.

Variation of Terms of Mortgage S197563
Produced 27/11/1967 at 12.5 o'clock.
A.L.R.

S288532 Transfer to Terence Colin Alcock of Matamata trainer produced 8.7.1964 at 11.24 o'c
A.L.R.

S.305873: Mortgage to Joseph Pohlen produced 12-2-1965 at 2.01 o'clock.
A.L.R.

Variation of Terms of Mortgage S305873
Produced 12/2/1965 at 2.01 o'clock.
A.L.R.

Variation of Terms of Mortgage S305873
Produced 4/7/1966 at 11.24 o'clock.
A.L.R.

S415034: Mortgage to The Auckland Co-operative Terminating Building Society produced 2.9.1968 at 11.45 o'c
DISCHARGED 9/9/1968 A.L.R.
A.L.R.

Discharge of Mortgage S415034 as to Lot 16 Plan 13321 produced 14.9.1970 at 11.25 o'c.
A.L.R.

S.494209 Caveat against Lot 16 Plan 13321 by Olive Elizabeth Barlow produced 14.9.1970 at 11.25 o'c
A.L.R.

621/124

S535170 Transfer of Lot 16 Plan 13321 to Olive Elizabeth Barlow produced 13-10-1971 at 9.50 o'c
13/8/1967
A.L.R.

THIS REPRODUCTION (ON A REDUCED SCALE) CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL REGISTER FOR THE PURPOSES OF SECTION 215A LAND TRANSFER ACT 1952.
D.L.R.

S.627828 Mortgage of the residue to The Auckland Co-operative Terminating Building Society produced 9.10.1973 at 10.48 o'c
H251825.1
DISCHARGED 12/9/1979
A.L.R.

H.251825.2 Transfer to Kenneth Stuart Kelso of Tauranga civil engineer's assistant and Beverley Joan Kelso of Tauranga horse trainer produced 12.9.1979 at 11.19 o'c
for A.L.R.

H.251825.3 Mortgage to Holland, Beckett & Co Nominees Limited produced 12.9.1979 at 11.19 o'c
H448341.1
DISCHARGED 1983
for A.L.R.

H.251825.4 Mortgage to Terence Colin Alcock produced 12.9.1979 at 11.19 o'c
H448341.2
DISCHARGED 1983
for A.L.R.

H.448341.3 Mortgage to Holland Beckett & Co Nominees Limited produced 20.1.1983 at 2.25 o'c
H 483381
DISCHARGED 1983
for A.L.R.

H.448341.4 Mortgage to The Banking Group (New Zealand) Limited produced 20.1.1983 at 2.25 o'c
H820338.1
DISCHARGED
for A.L.R.

H.820338.2 Mortgage to Holland Beckett & Co. Nominees Limited produced 7.9.1988 at 9.01 o'c
B228175.1
DISCHARGED 1988
for A.L.R.

B.001248 Variation of terms of Mortgage H.820338.2 - 24.1.1991 at 9.15 o'c
for A.L.R.

B.042776 Variation of terms of Mortgage H.820338.2 - 17.9.1991 at 9.05 o'c
for A.L.R.

SEE BACK OF PAGE 1 .....

Identifier **SA621/124**

CT: 621/124

B.117221 Variation of Terms of Mortgage
H.820338.2 - 10.12.1992 at 9.00 o'c

for A.L.R.

B.228175.2 Mortgage to ANZ Banking Group (New Zealand) Limited - 10.3.1994 at 9.05 o'c

DISCHARGED 23.9.1997 FOR D.L.R.

for A.L.R.

B440289.2 Mortgage to Westpac Banking Corporation - 23.9.1997 at 10.50

for DLR

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Historical Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **1147798**
Land Registration District **South Auckland**
Date Issued 23 January 2024

Prior References
308374 SA13B/1467

Estate Fee Simple
Area 8.6432 hectares more or less
Legal Description Lot 1-2 Deposited Plan 595077
Original Registered Owners
Calcutta Farms Limited

Interests

Subject to a right (in gross) to drain water over part Lot 2 DP 595077 marked BC on DP 595077 in favour of Matamata-Piako District Council created by Easement Instrument 12709945.9 - 9.5.2023 at 11:15 am

The easements created by Easement Instrument 12709945.9 are subject to Section 243 (a) Resource Management Act 1991

Subject to Section 241(2) Resource Management Act 1991 (affects DP 595077)

12896085.8 CAVEAT BY KA MATAMATA LIMITED PARTNERSHIP - 23.1.2024 at 3:29 pm

13251573.1 Withdrawal of Caveat 12896085.8 - 25.3.2025 at 3:27 pm

13251573.2 Transfer to KA Matamata Limited Partnership - 25.3.2025 at 3:27 pm

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Historical Search Copy

R.W. Muir
Registrar-General of Land

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

Identifier **308374** **Cancelled**

Land Registration District **South Auckland**

Date Issued 21 December 2006

Prior References
SA21C/1269 SA23A/299

Estate	Fee Simple
Area	69.4000 hectares more or less
Legal Description	Lot 22-23 Deposited Plan 13321 and Lot 1 Deposited Plan South Auckland 24598 and Lot 2 Deposited Plan 376725

Original Registered Owners
Gregory Francis Brady, Mary Brady and Jonathan Shane Marshall as to a 1/2 share
Mary Brady, Gregory Francis Brady and Jonathan Shane Marshall as to a 1/2 share

Interests

6055360.6 Mortgage to ASB Bank Limited - Produced 25.6.2004 at 9:00 am and entered 8.7.2004 at 9:01 am

Subject to Section 36 (4) Counties Amendment Act 1961 (affects DPS 24598)

Subject to an electricity right over part Lot 23 DP 13321 created by Transfer 247165 - 13.5.1931 at 11:00 am

H414680 Transfer surrendering the electricity right created by Transfer 247165 appurtenant to Lot 1 DPS 24026 CT SA22C/948 - 18.6.1982 at 9:10 am

Subject to Section 241(2) Resource Management Act 1991 (affects DP 376725)

9732046.1 Discharge of Mortgage 6055360.6 - 3.6.2014 at 2:56 pm

9732046.2 Transfer to Calcutta Farms Limited - 3.6.2014 at 2:56 pm

9732046.3 Mortgage to ASB Bank Limited - 3.6.2014 at 2:56 pm

Subject to a right of way over part Lot 23 DP 13321 marked C on DP 553608 created by Easement Instrument 12152120.3 - 26.7.2021 at 4:07 pm

The easements created by Easement Instrument 12152120.3 are subject to Section 243 (a) Resource Management Act 1991

12215275.1 Variation of Mortgage 9732046.3 - 20.8.2021 at 1:57 pm

12266241.1 Discharge of Mortgage 9732046.3 - 2.3.2022 at 4:36 pm

12266241.4 Transfer to Calcutta Farms No 3 Limited - 2.3.2022 at 4:36 pm

12266241.5 Mortgage to ASB Bank Limited - 2.3.2022 at 4:36 pm

12578295.1 CAVEAT BY CLASSIC DEVELOPMENTS NZ LIMITED - 7.10.2022 at 4:38 pm

12540150.1 Withdrawal of Caveat 12578295.1 - 21.11.2022 at 6:10 pm

12540150.17 CAVEAT BY KA MATAMATA LIMITED PARTNERSHIP - 21.11.2022 at 6:10 pm

Identifier **308374**

12709945.1 Withdrawal of Caveat 12540150.17 - 9.5.2023 at 11:15 am

Subject to a right (in gross) to drain water over Lot 23 DP 13321 part marked AX and over Lot 2 DP 376725 part marked BC all on DP 579414 in favour of Matamata-Piako District Council created by Easement Instrument 12709945.9 - 9.5.2023 at 11:15 am

The easements created by Easement Instrument 12709945.9 are subject to Section 243 (a) Resource Management Act 1991

12709945.15 CAVEAT BY KA MATAMATA LIMITED PARTNERSHIP - 9.5.2023 at 11:15 am

12896085.1 Withdrawal of Caveat 12709945.15 - 23.1.2024 at 3:29 pm

12896085.2 Discharge of Mortgage 1266241.5 as to Lot 2 DP 376725 - 23.1.2024 at 3:29 pm

12896085.3 Certificate pursuant to Section 223 Resource Management Act 1991(affects DP 595077) - 23.1.2024 at 3:29 pm

12896085.4 Certificate pursuant to Section 224(c) Resource Management Act 1991 (affects DP 595077) - 23.1.2024 at 3:29 pm

12896085.5 Resolution under Section 241(4)(b) Resource Management Act 1991 cancelling the amalgamation condition specified on Plans DPS 24598 and DP 376725 - 23.1.2024 at 3:29 pm

12896085.6 Transfer of Lot 2 DP 376725 to Calcutta Farms Limited - 23.1.2024 at 3:29 pm

12896085.7 Records of Title issued - 23.1.2024 at 3:29 pm

Legal Description	**Title**
Lot 2 Deposited Plan 595077	1147798
Lot 22-23 Deposited Plan 13321 and Lot 1 Deposited Plan South Auckland 24598	1147799

CANCELLED

COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952

Historical Search Copy

R.W. Muir
Registrar-General of Land

Identifier **SA21C/1269** **Cancelled**

Land Registration District **South Auckland**

Date Issued 15 December 1976

Prior References
SA438/115

Estate	Fee Simple
Area	4.7838 hectares more or less
Legal Description	Lot 1 Deposited Plan South Auckland 21344

Original Proprietors
Neville Ross Barlow

Interests

H352857 Mortgage to Bank of New Zealand - 15.7.1981 at 9.37 am

6055360.3 Discharge of Mortgage H352857 - Produced 25.6.2004 at 9:00 am and entered 8.7.2004 at 9:01 am

6055360.4 Transfer to Gregory Francis Brady, Mary Brady and Jonathan Shane Marshall (1/2 share) and Mary Brady, Gregory Francis Brady and Jonathan Shane Marshall (1/2 share) - Produced 25.6.2004 at 9:00 am and entered 8.7.2004 at 9:01 am

6055360.6 Mortgage to ASB Bank Limited - Produced 25.6.2004 at 9:00 am and entered 8.7.2004 at 9:01 am

7176126.1 Certificate pursuant to Section 224(c) Resource Management Act 1991 (affects DP 376725) - 21.12.2006 at 9:00 am

7176126.2 CTs issued - 21.12.2006 at 9:00 am

Legal Description	**Title**
Lot 1 Deposited Plan 376725	308373
Lot 2 Deposited Plan 376725	308374

CANCELLED

Identifier **SA21C/1269**

References
Prior C/T 438/115

Transfer No.
N/C. Order No. H.112203.3

Land and Deeds 69

No. 21C/1269

REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 15th day of December one thousand nine hundred and seventy-six under the seal of the District Land Registrar of the Land Registration District of SOUTH AUCKLAND

WITNESSETH that ROSS BARLOW of Matamata farmer

is seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 4.7838 HECTARES more or less being Lot 1 on Deposited Plan S.21344 and being part Section 86 Matamata Settlement

DISTRICT LAND REGISTRAR SOUTH AUCKLAND, N.Z.

ASSISTANT LAND REGISTRAR

Fencing covenant in Transfer 203522

A.L.R.

H.191496 Transfer to Neville Ross Barlow of Matamata poultry farmer and Elizabeth Anne Barlow his wife as tenants in common in equal shares produced 7.8.1978 at 1.40 o'c

A.L.R.

Blk VI Tapapa SD

H.305970 Mortgage to Canterbury Terminating Building Society and Bank of New Zealand Deposit produced 15.9.1980 at 9.43 o'c

DISCHARGED

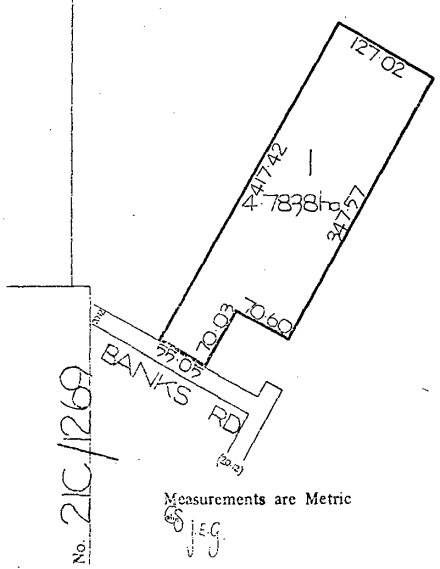
for A.L.R.

H.352857 Mortgage to Bank of New Zealand produced 15.7.1981 at 9.37 o'c

for A.L.R.

H.712415 Transfer of the 1/2 share of Elizabeth Anne Barlow to Neville Ross Barlow abovenamed produced 5.3.1987 at 9.16 o'c (with consent of Mortgagees in Mortgages H.352857, H.347715.3 and H.305970)

for A.L.R.



Measurements are Metric

Register copy for L. & D. 69, 71, 72.

Land and Deeds Act, 1915, Form 5

NEW ZEALAND. Office SOUTH AUCKLAND

Reference: Vol. 356, Folio 83; Transfer No. 203522; Application No.; Order for N/C No.

Register-book, Vol. 438, folio 115

438/115

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the twenty second day of July one thousand nine hundred and twenty six under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND Witnesseth that

BETSY JANE BARLOW of Matamata married woman

is seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing one hundred and thirty five acres one rood one perch and six tenths of a perch more or less being lots seventeen (17), twenty two (22) and twenty three (23) on a plan deposited in the Land Registry Office at Auckland as No.13321 and being portion of Section 86 of Block VI of the Tapapa Survey District.

AUCKLAND DISTRICT LAND REGISTRAR NEW ZEALAND

District Land Registrar.

METRIC AREA IS 54-7377ha

All dispositions of the above described land are subject to the restrictions imposed by Part XIII of The Land Act 1924 and Subsection 2 of Section 60 of The Land Laws Amendment Act 1912.

Dist.L.R.

Agreement as to fencing contained in Transfer No.203522

Dist.L.R.

Mortgage No.167878 Betsy Jane Barlow to Mary Banks.

Produced 22nd July 1926 at 11.20 a.m.

DISCHARGED PRODUCED

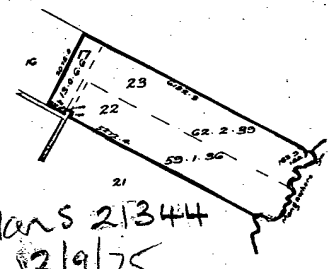
Dist.L.R.

Grant of right to enter upon and erect and maintain a transmission line for electricity over part of above land appurtenant to the land in CT 290 f 106 Betsy Jane Barlow to South Waikato Power Board created in and by Transfer No 224165 produced 13/5/31 at 11a.m. and noted thereon

Variation of terms of mortgage No 167878 produced 26/5/34 at 11.30a.m. and noted thereon

Mortgage No 236803 Betsy Jane Barlow to The Bank of New Zealand produced 11/8/1936 at 2.55 p.m. and noted thereon

DISCHARGED

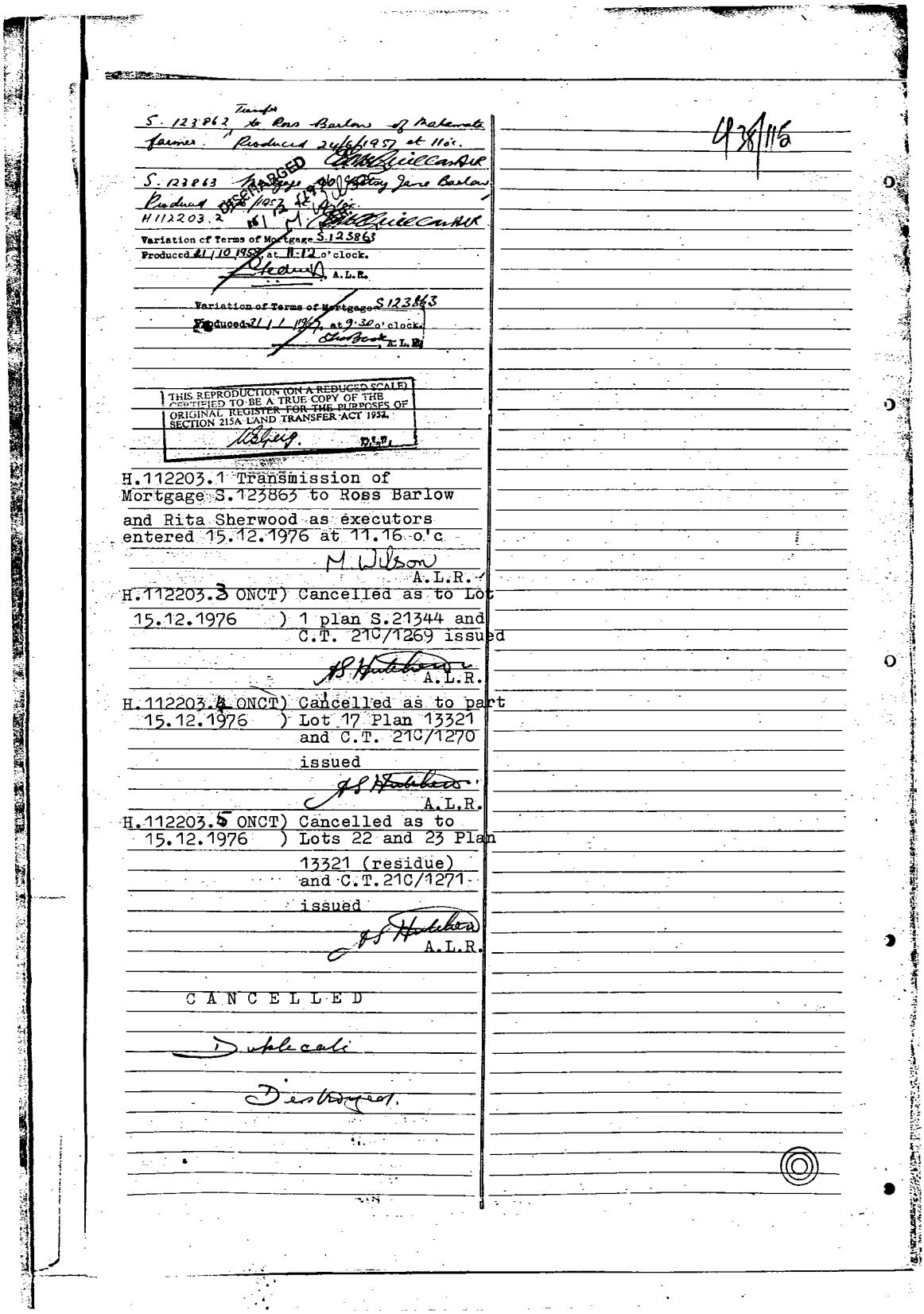


Plans 21344
12/9/75

Total Area - 135 . 1 . 1.6

Scale 20 Chains to an Inch

438/115



S. 123862 Transfer to Ross Barlow of Matamata farmer. Produced 24/6/1957 at 11 o'c.
[signature] A.L.R.

S. 123863 Mortgage to Betsy Jane Barlow. Produced 26/6/1957 at 11 o'c.
H112203.2 [signature] A.L.R.

DISCHARGED 15/12/1976

Variation of Terms of Mortgage S.123863
Produced 21/10/1958 at 11-12 o'clock.
[signature] A.L.R.

Variation of Terms of Mortgage S123863
Produced 21/1/1967 at 9.30 o'clock.
[signature] A.L.R.

THIS REPRODUCTION (ON A REDUCED SCALE) CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL REGISTER FOR THE PURPOSES OF SECTION 215A LAND TRANSFER ACT 1952.
[signature] D.L.R.

H.112203.1 Transmission of Mortgage S.123863 to Ross Barlow and Rita Sherwood as executors entered 15.12.1976 at 11.16 o'c
M. Wilson
A.L.R.

H.112203.3 ONCT) Cancelled as to Lot
15.12.1976) 1 plan S.21344 and C.T. 21C/1269 issued
[signature]
A.L.R.

H.112203.4 ONCT) Cancelled as to part
15.12.1976) Lot 17 Plan 13321 and C.T. 21C/1270 issued
[signature]
A.L.R.

H.112203.5 ONCT) Cancelled as to
15.12.1976) Lots 22 and 23 Plan 13321 (residue) and C.T.21C/1271 issued
[signature]
A.L.R.

C A N C E L L E D

Duplicate

Destroyed.

438/116

COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952

Historical Search Copy

R.W. Muir
Registrar-General of Land

Identifier **SA23A/299** **Cancelled**

Land Registration District **South Auckland**

Date Issued 08 December 1977

Prior References

SA14C/965 SA21C/1271

Estate	Fee Simple
Area	64.9552 hectares more or less
Legal Description	Lot 1 Deposited Plan South Auckland 24598 and Lot 22-23 Deposited Plan 13321

Original Proprietors

Neville Ross Barlow as to a 1/2 share

Glenys Norma Osborn as to a 1/2 share

Interests

Fencing Agreement in Transfer 203522

Subject to Section 36 (4) Counties Amendment Act 1961

H767472.2 Mortgage of the share of Glenys Norma Osborn to Olive Elizabeth Barlow - 9.12.1987 at 10.47 am

5790514.1 Departmental dealing correcting the memorials by adding the memorials for Transfer 247165 and H414680 - Produced 6.11.2003 at 11:45 am and entered 8.7.2004 at 9:01 am

Subject to an electricity right over part Lot 23 DP 13321 created by Transfer 247165 - 13.5.1931 at 11:00 am

H414680 Transfer surrendering the electricity right created by Transfer H414680 appurtenant to Lot 1 DPS 24026 CT SA22C/948 - 18.6.1982 at 9:10 am

6055360.1 Discharge of Mortgage H767472.2 - Produced 25.6.2004 at 9:00 am and entered 8.7.2004 at 9:01 am

6055360.2 Transfer to Gregory Francis Brady, Mary Brady and Jonathan Shane Marshall (1/2 share) and Mary Brady, Gregory Francis Brady and Jonathan Shane Marshall (1/2 share) - Produced 25.6.2004 at 9:00 am and entered 8.7.2004 at 9:01 am

6055360.2 Correction of the memorial for H414680 from "Transfer surrendering the electricity right created by Transfer H414680" to "Transfer surrendering the electricity right created by Transfer 247165" - Produced 25.6.2004 at 9:00 am and entered 8.7.2004 at 9:01 am

6055360.6 Mortgage to ASB Bank Limited - Produced 25.6.2004 at 9:00 am and entered 8.7.2004 at 9:01 am

7176126.2 Amalgamated CT issued - 21.12.2006 at 9:00 am

Legal Description	**Title**
Lot 22-23 Deposited Plan 13321 and Lot 1 Deposited Plan South Auckland 24598 herein and Lot 2 Deposited Plan 376725	308374

CANCELLED

Identifier SA23A/299

References
Prior C/T 21C/1271
14C/965
Transfer No H.161516.1
N/C. Order No.

Land and Deeds 69

No. 23A/299

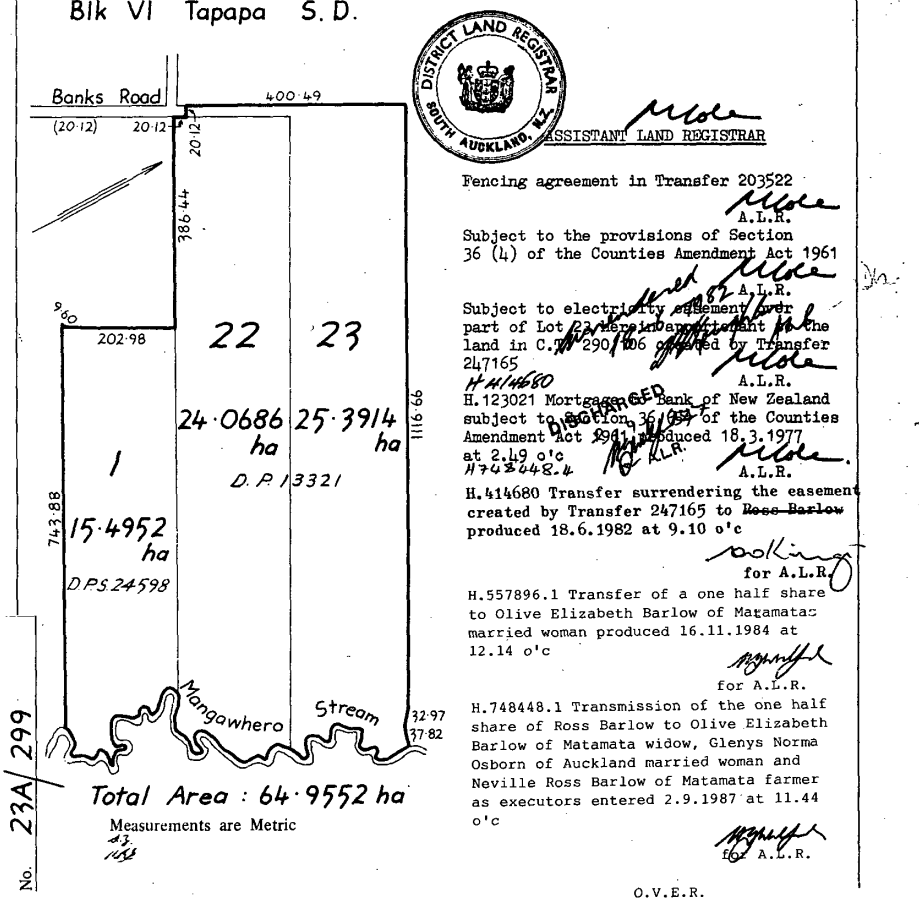
REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 8th day of December one thousand nine hundred and seventy-seven under the seal of the District Land Registrar of the Land Registration District of SOUTH AUCKLAND

WITNESSETH that ROSS BARLOW of Matamata farmer

is seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 64.9552 HECTARES more or less being Lot 1 on Deposited Plan S.24598 and Lots 22 and 23 on Deposited Plan 13321 and being part Section 86 Matamata Settlement Blk VI Tapapa S.D.



DISTRICT LAND REGISTRAR SOUTH AUCKLAND, N.Z.

ASSISTANT LAND REGISTRAR

Fencing agreement in Transfer 203522
A.L.R.

Subject to the provisions of Section 36 (4) of the Counties Amendment Act 1961
A.L.R.

Subject to electricity easement over part of Lot 23 herein appurtenant to the land in C.T. 290/106 created by Transfer 247165
H.414680
A.L.R.

H.123021 Mortgage to Bank of New Zealand subject to Section 36 (4) of the Counties Amendment Act 1961 produced 18.3.1977 at 2.49 o'c
H748448.4
A.L.R.

H.414680 Transfer surrendering the easement created by Transfer 247165 to ~~Ross Barlow~~ produced 18.6.1982 at 9.10 o'c
for A.L.R.

H.557896.1 Transfer of a one half share to Olive Elizabeth Barlow of Matamata married woman produced 16.11.1984 at 12.14 o'c
for A.L.R.

H.748448.1 Transmission of the one half share of Ross Barlow to Olive Elizabeth Barlow of Matamata widow, Glenys Norma Osborn of Auckland married woman and Neville Ross Barlow of Matamata farmer as executors entered 2.9.1987 at 11.44 o'c
for A.L.R.

O.V.E.R.

Register copy for L. & D. 69, 71, 72

Identifier **SA23A/299**

REGISTER

CERTIFICATE OF TITLE 23A/299

~~H.748448.3 Transfer to Neville Ross Barlow abovenamed produced 2.9.1987 at 11.44 o'c~~
~~ENTERED IN ERROR~~

~~for A.L.R.~~

H.748448.3 Transfer of one half share acquired by Trnasmission H.748448.1 to Neville Ross Barlow abovenamed produced 2.9.1987 at 11.44 o'c

for A.L.R.

~~H.767472.1 Transfer to Glenys Norma~~ Osborn of Auckland personal colour consultant produced 9.12.1987 at 10.47 o'c
ENTERED IN ERROR

for A.L.R.

H.767472.2 Mortgage to Olive Elizabeth Barlow produced 9.12.1987 at 10.47 o'c
ENTERED IN ERROR

~~for A.L.R.~~

H.767472.1 Transfer of the share of Olive Elizabeth Barlow to Glenys Norma Osborn produced 9.12.1987 at 10.47 o'c

for A.L.R.

H.767472.2 Mortgage of the share of Glenys Norma Osborn to Olive Elizabeth Barlow produced 9.12.1987 at 10.47 o'c

for A.L.R.

References
Prior C/T 464/289

Transfer No. S.569524
N/C. Order No.

Land and Deeds 69

REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 15th day of August one thousand nine hundred and seventy-two under the seal of the District Land Registrar of the Land Registration District of SOUTH AUCKLAND

WITNESSETH that HINUERA HOLDINGS LIMITED a duly incorporated company having its registered office at Matamata

is seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 102 ACRES and 25 PERCHES more or less being Lot 20 and part Lot 21 on Deposited Plan 13321 and being part Section 86 and 87 Matamata Settlement

DISTRICT LAND REGISTRAR SOUTH AUCKLAND N.Z.

ASSISTANT LAND REGISTRAR

Appurtenant hereto is a Right of Way over the part Lot 1 Plan 26380 (C.T. 14C/962) (limited as to duration) created by Transfer S.569522

S.569525 Mortgage to Davis Farms Limited produced 15.8.1977 at 9.55 o'c
H143920.1

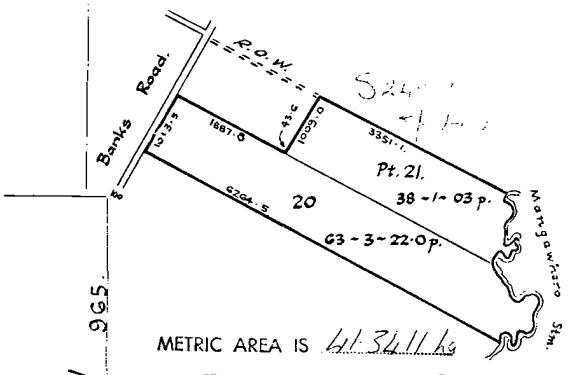
S.573324 Mortgage to Stanley Richardson produced 20.9.1977 at 9.25 o'c
H143920.2

H.011282 Mortgage to Lorna Elsie Richardson produced 23.9.1974 at 10.40 o'c

H.161516.1 Transfer of Lot 1 Plan S.24598 to Ross Barlow produced 8.12.1977 at 10.30 o'c
C.T. 23A/299 issued
A.L.R.

H.161516.2 ONCT) Cancelled and
8.12.1977) C.T. 23A/300 issued for Lot 20 Plan S.13321 being the residue herein
A.L.R.

Blk VI Tapapa S. D.



METRIC AREA IS 41.341 ha

Total Area :- 102 - 0 - 25.0 p.

Scale: 1 inch = 20 Chains.

Cancelled
Duplicate destroyed.

965

No. 14C

Register copy for L. & D. 69, 71, 72

464/289

[Land and Deeds—4.
[Form B.

NEW ZEALAND.

SOUTH

Reference: Vol. 437, Folio 270 & 444/180
Transfer No. 216405
Application No.
Order for N/C No.

Register-book, Vol. 464, folio 289

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the seventh day of October, one thousand nine hundred and twenty-seven under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND Witnesseth that

ALBERT EDWARD DAVIS of Matamata farmer

is seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing one hundred and twenty-two acres and twenty-five perches more or less being lots twenty (20) and twenty-one (21) on a plan deposited in the Land Registry Office at Auckland as No.13321 and being portions of Sections 86 and 87 Block VI of the Tapapa Survey District.

AUCKLAND DISTRICT LAND REGISTRAR NEW ZEALAND

Assistant ~~District~~ Land Registrar.

All dispositions of the within land are subject to the restrictions imposed by Part XIII of the Land Act 1924 and Sections 50 and 85 of The Land for Settlement Act 1925.

Asst. L.R.

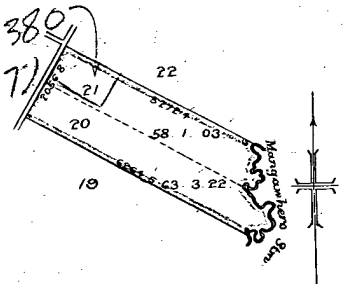
METRIC AREA IS 49-4347 ha

Mortgage No.180971 (contributory) Albert Edward Davis to Edward Corrigill Banks and Mary Banks. Produced 7th October 1927 at 2.21p.m.

DISCHARGE Produced

Asst. L.R.

Plan S16380 1.6 1971



Mortgage No 219076 Albert Edward Davis to the Bank of New Zealand Produced 15/1/32 at 1031 am

DISCHARGE Produced

S. 173595 Transfer to Davis Farms Limited Produced 15-1-1960 at 2.16 pm

S. 173596 Mortgage to Bank of New Zealand Produced 15-1-1960 at 2.19 pm

DISCHARGED

S345331 Statutory Land Charge pursuant to the Rural Housing Act 1933 by the Matamata County Council Dispatched 25-5-1966 at 9.30 pm

Total Area: 122.0 25.
Scale: 20 chains: 1 Inch

THIS REPRODUCTION (ON A REDUCED SCALE) CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL REGISTER FOR THE PURPOSES OF SECTION 215A LAND TRANSFER ACT 1952.
D.L.R.

OVER ...

464/289

464/289

S.569522 Transfer of Lot 1 Plan S.16380 reserving a Right of Way (Limited as to Duration) over the part coloured yellow appurtenant to Lot 20 and part Lot 21 Plan 13321 the registered proprietor to Joyce Doris Jones produced 15.8.1972 at 10.55 o'c
140/962

A.L.R.

S.569524 Transfer of Lot 20 and part Lot 21 Plan 13321 (residue) to Hinuera Holdings Limited produced 15.8.1972 at 10.55 o'c
140/965

A.L.R.

CANCELLED
DUPLICATE DESTROYED

Item 7.13

Attachment O

[Land and Deeds—4.
[Form B.

444/180

NEW ZEALAND. Office.

SOUTH S

Reference: Vol. 387, Folio 284
Transfer No.
Application No.
Order for N/C No. C.8048

Register-book, Vol. 444, folio 180

DISTRICT LAND REGISTRAR CANCELLED AUCKLAND, NEW ZEALAND.

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate, dated the twenty-third day of September one thousand nine hundred and twenty-six under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND Witnesseth that EDWARD CORRIGILL BANKS of Matamata farmer

is seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing two hundred and sixty-three acres one rood and thirteen perches more or less being Lots eighteen (18) nineteen (19) and twenty (20) and part of lot twenty-four (24) on a plan deposited in the Land Registry Office at Auckland as No.13321 and being portion of Section 87 Block VI of the Tapapa Survey District.

AUCKLAND DISTRICT LAND REGISTRAR NEW ZEALAND.

District Land Registrar.

All dispositions of the above described land are subject to the restrictions imposed by Part XIII of The Land Act 1924 and Subsection 2 of Section 60 of The Land Laws Amendment Act 1912.

Dist. L.R.

Mortgage No.76610 Edward Corrigill Banks to The Bank of New Zealand. Produced 31st May 1917 at 2.41 p.m.

DISCHARGE Produced 31/5/18

Dist. L.R.

Transfer No 216405 Edward Corrigill Banks to Albert Edward Davis of Lot 20 plan 13321 discharged from Mortgage No 76610 produced 7-10-27 at 2.20

464/289

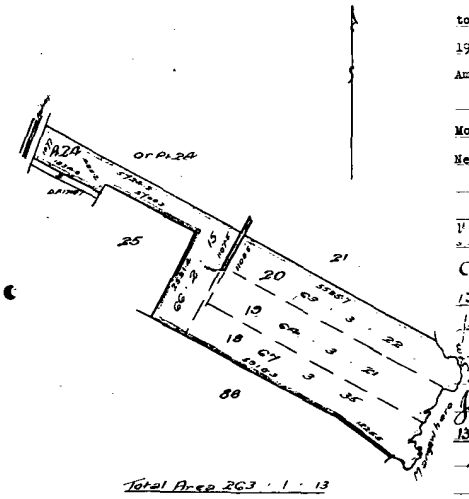
Transfer No 224655 Edward Corrigill Banks to John Bertram Sainsbury of lots 18 and 19 plan 13321 produced 31-8-28 at 2-21 oc.

480/120

Asst L.R.

Mortgage No 190063 of the residue Edward Corrigill Banks to The Bank of New Zealand produced 31-10-28 at 4-31 oc

Asst. L.R.

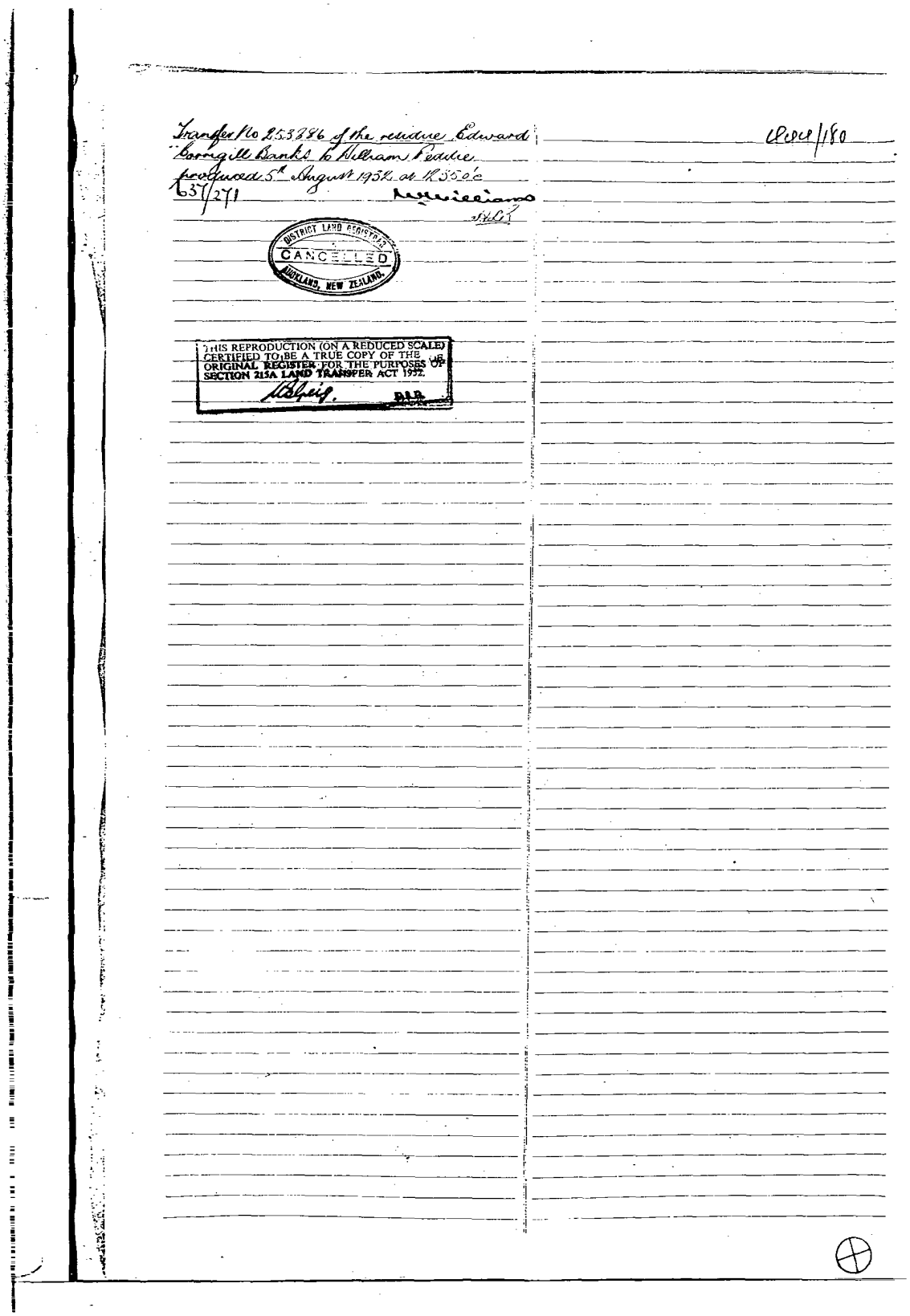


Total Area 263 : 1 : 13

Scale 20 chns to an inch

444/180

Continued (over)



Item 7.13

Attachment O

Transfer No 253886 of the residue Edward Corrigill Banks to William Peddie produced 5th August 1932 at 12.55 o'c

637/271

[signature]

[signature]

DISTRICT LAND REGISTRAR
CANCELLED
AUCKLAND, NEW ZEALAND.

THIS REPRODUCTION (ON A REDUCED SCALE) CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL REGISTER FOR THE PURPOSES OF SECTION 215A LAND TRANSFER ACT 1952.

[signature] D.L.R.

SCOTCH (Land and Deeds Act) [Form 1]

NEW ZEALAND. (Office)

S

Reference: Vol. 356, Folio 86 / Transfer No. / Application No. / Order for N/C No. C.5671

Register-book, Vol. 387, folio 284

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

CANCELLED

This Certificate, dated the nineteenth day of February, one thousand nine hundred and twenty four under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND Witnesseth that

4847 EDWARD CORRIGILL BANKS of Matamata, farmer

is seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing two hundred and sixty six acres three roods and thirteen perches more or less being lots eighteen (18), nineteen (19), twenty (20), and part lot twenty four (24) on a plan deposited in the Land Registry Office at Auckland as No.13321 and being portion section 87 Block VI Tapapa Survey District.

AUCKLAND DISTRICT LAND REGISTRAR NEW ZEALAND

District Land Registrar.

All dispositions of the above described land are subject to the restrictions imposed by Part XIII of the Land Act 1908 and subsection 2 of section 60 of the Land Laws Amendment Act 1912.

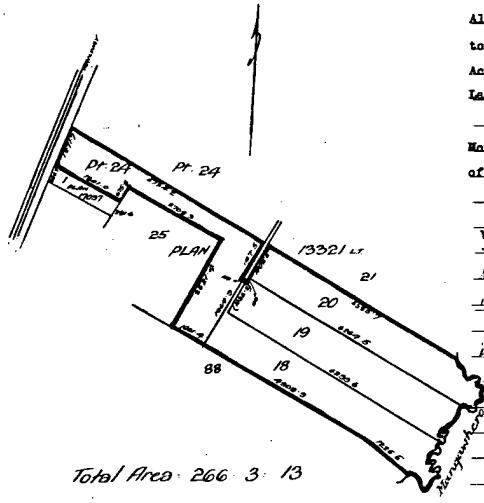
Dist.Land Regr.

Mortgage No.76610 Edward Corrigill Banks to The Bank of New Zealand. Produced 17th May 1917 at 2.41 p.m.

Dist.Land Regr

Transfer No. 205615 Edward Corrigill Banks to Ngaroma Aparoa Limited of Matamata Farmer dischargee from Mortgage No. 76610 Common seal affixed 23/4/1969 in the presence of [illegible]

Cancelled as to the Rearding 23/6/26 [illegible] 180



CANCELLED

THIS REPRODUCTION (ON A REDUCED SCALE) CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL REGISTER FOR THE PURPOSES OF SECTION 215A LAND TRANSFER ACT 1952.
M Bleig. D.L.R.

References
Prior C/T 438/115

Transfer No.
N/C. Order No. H.112203.5

Land and Deeds 69

No. 21C/1271

REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 15th day of December one thousand nine hundred and seventy-six under the seal of the District Land Registrar of the Land Registration District of SOUTH AUCKLAND

WITNESSETH that ROSS BARLOW of Matamata farmer

is seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 49.4600 HECTARES more or less being Lots 22 and 23 on Deposited Plan 13321 and being part Section 86 Matamata Settlement

DISTRICT LAND REGISTRAR SOUTH AUCKLAND, N.Z.

A.S. Hutchens
ASSISTANT LAND REGISTRAR

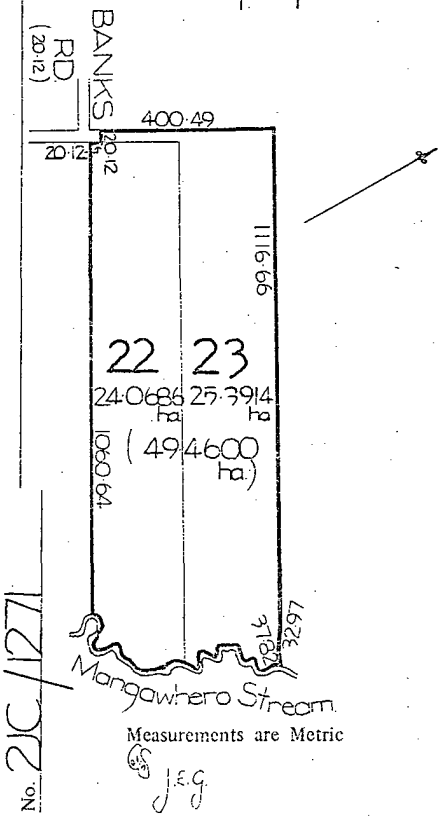
Fencing agreement in Transfer 203522
A.S. Hutchens A.L.R.

Subject to electricity easement over part of Lot 23 herein appurtenant to the land in C.T. 290/106 created by Transfer 247165
A.S. Hutchens A.L.R.

H.123021 Mortgage to Bank of New Zealand produced 18.3.1977 at 2.49 o'c
for A.L.R.

Cancelled pursuant to request on Transfer H.161516.1 and amalgamated C.T. 23A/299 issued
A.L.R.

Cancelled
Duplicate destroyed.



No. 21C/1271

Register copy for L. & D. 69, 71, 72.

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Historical Search Copy

R.W. Muir
Registrar-General of Land

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

Identifier **SA13B/1467** **Cancelled**

Land Registration District **South Auckland**

Date Issued 13 October 1971

Prior References
SA621/124

Estate	Fee Simple
Area	4.1984 hectares more or less
Legal Description	Lot 16 Deposited Plan 13321

Original Registered Owners
Valda Olive Kalata

Interests

H767471.2 Mortgage to Olive Elizabeth Barlow - 9.12.1987 at 10.47 am

5916508.1 Discharge of Mortgage H767471.2 - 2.3.2004 at 9:00 am

6055360.5 Transfer to Gregory Francis Brady, Mary Brady and Jonathan Shane Marshall (1/2 share) and Mary Brady, Gregory Francis Brady and Jonathan Shane Marshall (1/2 share) - Produced 25.6.2004 at 9:00 am and entered 8.7.2004 at 9:01 am

6055360.6 Mortgage to ASB Bank Limited - Produced 25.6.2004 at 9:00 am and entered 8.7.2004 at 9:01 am

9726415.2 Transfer to Gregory Francis Brady, Mary Brady and EM Trustee No. 7 Limited (1/2 share) and Mary Brady, Gregory Francis Brady and EM Trustee No. 7 Limited (1/2 share) - 3.6.2014 at 1:57 pm

11109113.1 Discharge of Mortgage 6055360.6 - 31.5.2018 at 4:06 pm

11109113.2 Transfer to Calcutta Farms Limited - 31.5.2018 at 4:06 pm

11109113.3 Mortgage to ASB Bank Limited - 31.5.2018 at 4:06 pm

12215275.2 Variation of Mortgage 11109113.3 - 20.8.2021 at 1:57 pm

12266241.3 Discharge of Mortgage 11109113.3 - 2.3.2022 at 4:36 pm

12578295.1 CAVEAT BY CLASSIC DEVELOPMENTS NZ LIMITED - 7.10.2022 at 4:38 pm

12540150.1 Withdrawal of Caveat 12578295.1 - 21.11.2022 at 6:10 pm

12540150.17 CAVEAT BY KA MATAMATA LIMITED PARTNERSHIP - 21.11.2022 at 6:10 pm

12709945.1 Withdrawal of Caveat 12540150.17 - 9.5.2023 at 11:15 am

12709945.15 CAVEAT BY KA MATAMATA LIMITED PARTNERSHIP - 9.5.2023 at 11:15 am

12896085.1 Withdrawal of Caveat 12709945.15 - 23.1.2024 at 3:29 pm

12896085.3 Certificate pursuant to Section 223 Resource Management Act 1991 (affects DP 595077) - 23.1.2024 at 3:29 pm

Identifier **SA13B/1467**

12896085.4 Certificate pursuant to Section 224(c) Resource Management Act 1991 (affects DP 595077) - 23.1.2024 at 3:29 pm

12896085.7 Records of Title issued - 23.1.2024 at 3:29 pm

Legal Description	Title
Lot 1 Deposited Plan 595077	1147798

CANCELLED

Identifier **SA13B/1467**

References
Prior C/T 621/124

Transfer No. S.535170
N/C. Order No.

Land and Deeds 69

No. 13B/1467

REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 13th day of October one thousand nine hundred and seventy-one under the seal of the District Land Registrar of the Land Registration District of SOUTH AUCKLAND

WITNESSETH that OLIVE ELIZABETH BARLOW of Matamata married woman

is seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 10 ACRES 1 ROOD 19.9 PERCHES more or less being Lot 16 on Deposited Plan 13321 and being part Section 86 Block VI Tapapa Survey District

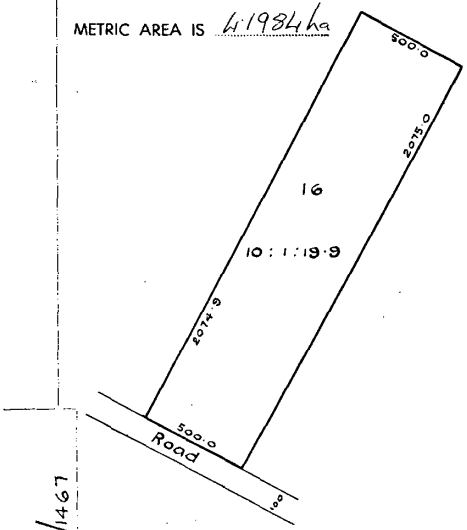
DISTRICT LAND REGISTRAR SOUTH AUCKLAND, N.Z.

ASSISTANT LAND REGISTRAR

Fencing covenant in Transfer S.535170 A.L.R.

Blk. IV Tapapa S.D.

METRIC AREA IS 4.1984 ha



Scale: 1 inch = 5 chains

H.557896.2 Transfer of a one half share to Ross Barlow of Matamata farmer produced 16.11.1984 at 12.14 o'c

for A.L.R.

H.748448.1 Transmission of the one half share of Ross Barlow to Olive Elizabeth Barlow of Matamata widow, Glenys Norma Osborn of Auckland married woman and Neville Ross Barlow of Matamata farmer as executors entered 2.9.1987 at 11.44 o'c

for A.L.R.

H.748448.2 Transfer of the one half share acquired by Transmission H.748448.1 to Olive Elizabeth Barlow abovenamed produced 2.9.1987 at 11.44 o'c

for A.L.R.

H.767471.1 Transfer to Valda Olive Kalata of Auckland school dental nurse produced 9.12.1987 at 10.47 o'c

for A.L.R.

H.767471.2 Mortgage to Olive Elizabeth Barlow produced 9.12.1987 at 10.47 o'c

for A.L.R.

Register copy for L. & D. 69, 71, 72

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Historical Search Copy

R.W. Muir
Registrar-General
of Land

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

Identifier **308373**
Land Registration District **South Auckland**
Date Issued 21 December 2006

Prior References
SA21C/1269

Estate Fee Simple
Area 3390 square metres more or less
Legal Description Lot 1 Deposited Plan 376725
Original Registered Owners
Gregory Francis Brady, Mary Brady and Jonathan Shane Marshall as to a 1/2 share
Mary Brady, Gregory Francis Brady and Jonathan Shane Marshall as to a 1/2 share

Interests

6055360.6 Mortgage to ASB Bank Limited - Produced 25.6.2004 at 9:00 am and entered 8.7.2004 at 9:01 am

7204999.1 Discharge of Mortgage 6055360.6 - 31.1.2007 at 3:36 pm

7204999.2 Transfer to Scott Matthew Treneman, Katrina Rose Treneman and BvonD Trust Limited - 31.1.2007 at 3:36 pm

8494280.1 Transfer to Scott Matthew Treneman, Katrina Rose Treneman and BvonD Trust Limited (9/20 share) and Thomas Sydney Sellwood and Rosemary Sellwood (11/20 share) - 28.5.2010 at 10:53 am

9707281.1 Transfer to Michael Dale Lissington and Emma Lissington - 23.5.2014 at 12:10 pm

9707281.2 Mortgage to Bank of New Zealand - 23.5.2014 at 12:10 pm

Transaction ID 7106330
Client Reference 91 JMM 15258 61-117 Banks Rd, Matamata.

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Historical Search Copy

R.W. Muir
Registrar-General of Land

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

Identifier **SA21C/1270**
Land Registration District **South Auckland**
Date Issued 15 December 1976

Prior References
SA438/115

Estate Fee Simple
Area 4938 square metres more or less
Legal Description Lot 17 Deposited Plan 13321
Original Registered Owners
Neville Ross Barlow as to a 1/2 share
Glenys Norma Osborn as to a 1/2 share

Interests

B648381.1 Mortgage to Olive Elizabeth Poole - 2.3.2001 at 9.00 am

5641508.1 Lease Term Commencing on 19.12.1997 for the lifetime of the lessee or the survivor of them CT 99313 issued - 1.7.2003 at 9:00 am

5659969.1 Departmental dealing correcting the legal description Lot 17 DP 13321 to Part Lot 17 DP 13321 - 16.7.2003 at 10:10 am

6039050.1 Discharge of Mortgage B648381.1 - 11.6.2004 at 9:00 am

6100596.1 Surrender of Lease 5641508.1 - 3.8.2004 at 9:00 am

6246918.1 Transfer to Colin Jeffrey Reed and Nathan Colin Reed - 10.12.2004 at 9:00 am

7120545.1 Mortgage to Bank of New Zealand - 21.11.2006 at 9:32 am

9643522.1 Discharge of Mortgage 7120545.1 - 19.2.2014 at 9:35 am

12882033.1 Transfer to Colin Jeffrey Reed and Jeffrey Ford Reed - 4.4.2024 at 1:32 pm

Identifier **SA21C/1270**

References
Prior C/T 438/115

Transfer No.
N/C. Order No. H.112203.4

Land and Deeds 69

No. 21C/1270

REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 15th day of December one thousand nine hundred and seventy-six under the seal of the District Land Registrar of the Land Registration District of SOUTH AUCKLAND

WITNESSETH that ROSS BARLOW of Matamata farmer

is seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 4938 SQUARE METRES more or less being part Lot 17 on Deposited Plan 13321 and being part Section 86 Matamata Settlement

DISTRICT LAND REGISTRAR SOUTH AUCKLAND, N.Z.

ASSISTANT LAND REGISTRAR

H.118369 The within [illegible] is settled as a Joint Family Home on Ross Barlow abovenamed and Olive Elizabeth Barlow his wife entered 15.4.1977 at 2.49 o'c

CANCELLED 1st DLR

A.L.R.

H.742612 Transmission to Olive Elizabeth Barlow as survivor entered 5.8.1987 at 11.17 o'c

for A.L.R.

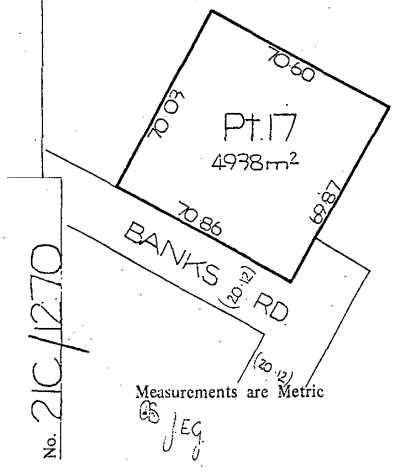
B461004.1 Transfer to Neville Ross Barlow and Glenys Norma Osborn in equal shares - 21.1.1998 at 9.20

for DLR

B648381.1 Mortgage to Olive Elizabeth Poole - 2.3.2001 at 9.00

for RGL

Blk.VI Tapapa S.D.



Measurements are Metric

65 JEG

Register copy for L. & D. 69, 71, 72.

APPENDIX B

Site Plan

61-117 Banks Rd,
Matamata
Site Plan

Geohazard Environmental
Contaminated Site Investigation Specialists

Client:	KA Matamata Limited Partnership
SCALE:	1:5,000 @ A4
JOB #	251003
DATE:	05/11/25
DRAWN BY:	SAM
DRG No.	001
REV.	-

61-117 Banks Rd,
Matamata
West Site Plan
Geohazard Environmental
Contaminated Site Investigation Specialists
Client:
KA Matamata Limited Partnership
JOB # 251003
DATE: 05/11/25
DRG No. 002
SCALE: NTS @ A4
DRAWN BY: SAM
REV. -


61-117 Banks Rd,
Matamata
East Site Plan
Geohazard Environmental
Contaminated Site Investigation Specialists
Client:
KA Matamata Limited Partnership
JOB # 251003
DATE: 05/11/25
DRG No. 003
SCALE: NTS @ A4
DRAWN BY: SAM
REV. -

APPENDIX C
Proposed Sampling Concept Plan

61-117 Banks Rd,
Matamata
Proposed Sampling Plan

Geohazard Environmental
Contaminated Site Investigation Specialists

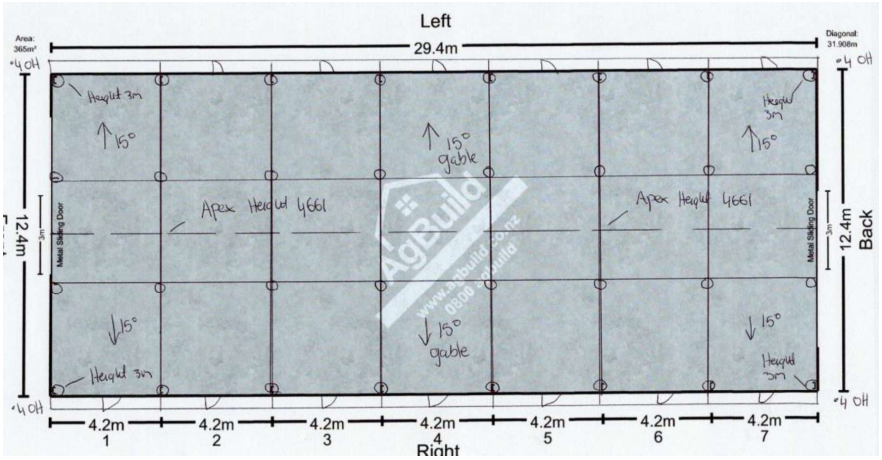
Client: KA Matamata Limited Partnership		SCALE: NTS @ A4
JOB # 251003	DATE: 05/11/25	DRAWN BY: SAM
DRG No. 004		REV. -

TITUS CONSULTING ENGINEERS

61 Banks Road, Matamata, AgBuild Ltd
Appendices

APPENDIX A – Proposed Site Layout Plan & Test Locations





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APPENDIX B - Ground Investigation Logs

TITUS CONSULTING ENGINEERS

Log: 1 of 1

HA1

Address: 61 Banks Road
Date: 04/07/2023
Testers: MalikR

Project №: 14716

Water Table:	Depth (mm):	Geology:	Graphic Log:	Material Description:	Blows /100mm:	Shear Strength (kPa): Undrained:	Remoulded:	Sensitivity:
Not Found	100–1100	Fill		FILL (fine to medium SAND), brownish grey, well graded, very loose	0 0 0 2 2 2 2 1 0.5 0.5 2			
	100–400	Undefined		Buried topsoil				
	500–1100	Hinuera Formation		SILT, brownish yellow, low plasticity, moist, stiff		111	31	3.6
						108	31	3.5
						123	34	3.6
	1100			*End of Borehole @1100mm*				
	1200–3000				2 1 2 2 0.5 0.5 2 2 3 2 5 6 6 8 8 6 5 4			

Blows /100mm: 5 10 15

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TITUS CONSULTING ENGINEERS

61 Banks Road, Matamata, AgBuild Ltd
Appendices

TITUS CONSULTING ENGINEERS

Log: 1 of 1

HA2

Address: 61 Banks Road
Date: 04/07/2023
Testers: MalikR

Project №: 14716

Water Table:	Depth (mm):	Geology:	Graphic Log:	Material Description:	Blows /100mm: (5 10 15)		Shear Strength (kPa): Undrained:	Remoulded:	Sensitivity:
Not Found	100	Fill		FILL (fine to medium SAND), brownish grey, well graded, very loose		0			
	200					0			
	300	Unclefined		Buried topsoil		0			
	400					3			
	500	Hinuera Formation		SILT, brownish yellow, low plasticity, moist, stiff to very stiff		2	131	37	3.5
	600					2			
	700					2			
	800					1	139	37	3.8
	900					4			
	1000					2			
	1100					1	170	40	4.2
	1200					1			
	1300			Fine to medium SAND, brownish yellow mottled brown, well graded, moist, very loose to loose		2			
	1400					0.5			
	1500					0.5			
	1600			Clayey SILT, brownish yellow and white, low plasticity, moist, stiff		1	123	31	4
	1700					1			
	1800					2			
	1900			SILT, greyish white, low plasticity, moist to wet, stiff		2	108	31	3.5
	2000					6			
	2100			*End of Borehole @2000mm*		4			
	2200					7			
	2300					8			
	2400					7			
	2500					5			
	2600					5			
	2700					5			
	2800					5			
	2900					5			
	3000								

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61 Banks Road, Matamata, AgBuild Ltd
Appendices

TITUS CONSULTING ENGINEERS

Log: 1 of 1

HA3

Address: 61 Banks Road
Date: 04/07/2023
Testers: MalikR

Project №: 14716

Water Table:	Depth (mm):	Geology:	Graphic Log:	Material Description:	Blows /100mm: (5, 10, 15)		Shear Strength (kPa): Undrained:	Remoulded:	Sensitivity:
	100–200	Fill		FILL (fine to medium SAND), brownish grey, well graded, very loose		0			
	300–500	Undefined		Buried topsoil		0 10 7			
	600–1200	Hinuera Formation		SILT with some clay, brownish yellow, low plasticity, moist, very stiff		3 1 1 1 2	170	40	4.2
	1300–1800	Hinuera Formation		Fine to medium SAND, brownish yellow mottled brown, well graded, moist, loose		3 3 4 3 4 4 4	154 200	34 46	4.5 4.3
	1900–2200	Hinuera Formation		CLAY, greyish white mottled grey, low plasticity, moist to wet		5			
	2300–2500	Hinuera Formation		Fine SAND, greyish white, poorly graded, moist to wet					
▼	2600–2700	Hinuera Formation		Fine to medium SAND, greyish white mottled grey, well graded, saturated					
	2800			*Borehole terminated due to non-retrieval @2700mm*					

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TITUS CONSULTING ENGINEERS

61 Banks Road, Matamata, AgBuild Ltd
Appendices

TITUS CONSULTING ENGINEERS

Log: 1 of 1

HA4

Address: 61 Banks Road
Date: 04/07/2023
Testers: MalikR

Project №: 14716

Water Table:	Depth (mm):	Geology:	Graphic Log:	Material Description:	Blows /100mm:	Shear Strength (kPa): Undrained:	Remoulded:	Sensitivity:
Not Found	0–300	Undefined		Topsoil	0, 0, 0	131	37	3.5
	300–1200	Hinuera Formation		SILT with some clay, brownish yellow, low plasticity, moist, stiff	3, 2, 2, 2, 1, 2, 4, 2	139	40	3.5
						131	31	4.2
	1200–1800			Fine to medium SAND, brownish yellow mottled orange and red, well graded, moist, loose	3, 4, 4, 3, 3, 3, 3			
	1800–2000			Fine to medium SAND, greyish white mottled grey, well graded, moist, medium dense	4			
	2000			*End of Borehole @2000mm*				

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Cultural Values Assessment

Prepared for Kaha Ake Matamata Partnership Ltd
on behalf of
Raukawa Charitable Trust, Ngāti Hauā Iwi Trust and Ngāti Hinerangi Trust



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1. He Kupu Whakataki

A Cultural Values Assessment (CVA) was previously prepared for Calcutta Farms Ltd (CFL) on behalf of Ngāti Hauā Iwi Trust and Ngāti Hinerangi Trust. That CVA related to the master planning of a 230-hectare site in Matamata, extending from Tauranga Road (State Highway 24) on the north-eastern boundary to Banks Road on the south-western boundary.

Kaha Ake Matamata Limited Partnership (Kaha Ake) is now seeking a private Plan Change request (Plan Change 64 – PC64) for a 26.3-hectare site located at 61–117 Banks Road, Matamata.

Kaha Ake is also the developer of the adjoining Maea Fields development for which a CVA was produced by Ngā iwi. The company currently owns 8.6 hectares of land within the proposed Plan Change area, with the remaining land held by other landowners.

This CVA is prepared by Te Hira on behalf of mana whenua.

1.1 Kaupapa

The purpose of this Cultural Values Assessment (CVA) is to clearly explain and record the key principles, important values, and concerns of mana whenua in response to the PC64 application. This relates to land identified on Banks Road and within the Mangawhero Road Structure Plan in Matamata.

This report focuses on how the site relates to environmental and heritage values in the area.

This CVA also aims to:

- Describe the history, cultural values, interests, and connections of Ngā Iwi to the area.
- Identify and record iwi aspirations, potential issues, and key values for future resource consent processes.
- Highlight issues and opportunities to include iwi values, based on the objectives and policies in the Ngāti Hauā Environmental Management Plan and the Raukawa Environmental Management Plan.
- Understand the actual and possible negative effects on cultural and environmental values from future development.
- Identify how development may affect the relationship between Ngā Iwi and their culture, ancestral lands, waters, sites, wāhi tapu, and other taonga.
- Provide recommendations to avoid, reduce, or manage cultural and environmental concerns.
- Assess whether PC64 impacts the principles of the Treaty of Waitangi and any relevant settlement legislation.

1.2 Ngā Whakaritenga

The preparation of this report primarily involved a review of existing information received from Kaha Ake via Monocle.

The process for preparing this CVA included:

- Reviewing the previous CVA prepared for Maea Fields and Calcutta Farms Ltd.
- Meeting and discussing the proposal with Kaha Ake's planning consultant (Monocole).

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- Reviewing historical information relating to Ngāti Hauā, Ngāti Hinerangi, and Raukawa.
- Reviewing the Waikato Tainui Iwi Environmental Management Plan.
- Identifying issues and opportunities to include iwi values by analysing the objectives and policies in the Waikato Tainui, Ngāti Hauā, and Ngāti Raukawa environmental management plans, along with other relevant documents.
- Completing the CVA and providing it to the General Managers of the three iwi for review.

1.3 He Whakāturanga

The site is currently zoned rural and sits within the Future Residential Policy Area (FRPA) under the Operative Matamata-Piako District Plan. It is also part of the Banks Road to Mangawhero Road Structure Plan area.

The Structure Plan covers around 83 hectares on the eastern edge of Matamata, between Banks Road and Mangawhero Road. 19.4 hectares is already zoned residential for Maea Fields, and the rest of the 63.3 hectares is rural land with the FRPA overlay.

The structure plan area was always identified for future housing growth. With Maea Fields well underway and further subdivisions developing around Kaimai Drive, urban growth has now reached the edge of the FRPA.

In that context, rezoning this site for residential purposes is a logical next step. It aligns with the intent of the structure plan and reflects how the township is already growing into this identified greenfield area.

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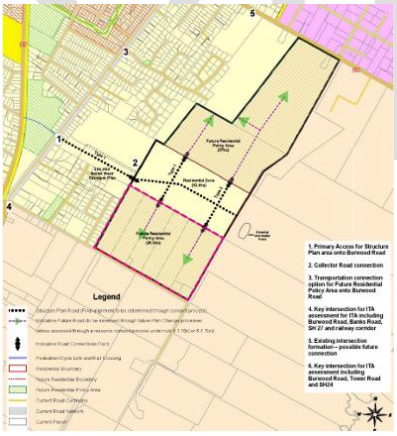

Figure 1 – Bank Road to Mangawhero Structure Plan.

2. Mana Whenua

This section reaffirms who the mana whenua are for the PC64 site and the wider Matamata area, as has been outlined in previous reports. It highlights the strong and ongoing connection of Raukawa, Ngāti Hauā, and Ngāti Hinerangi to this rohe.

Mana whenua refers to the authority an iwi, hapū, or whānau has over the land, waterways, and resources of a particular area. Under the Resource Management Act 1991, it means the customary authority exercised by an iwi or hapū in a defined area. This authority comes from whakapapa, long-

term settlement, ongoing use, and care of the land and resources. Mana whenua also describes the people who hold this authority, who act as kaitiaki (guardians/stewards) of their takiwā.

We recognise the importance of statutory settlement plans and policies, and the role of iwi in resource consent processes. Iwi must have a meaningful, governance-level role, with our values clearly expressed in planning documents, and a seat at the decision-making table as the rightful kaitiaki.

2.1 Ngāti Hinerangi Iwi

Ngāti Hinerangi are the people descended from Kōperu, their founding ancestor. Important family groups (hapū) include Ngāti Tokotoko, Ngāti Te Riha, Ngāti Tangata, Ngāti Whakamaungārangi, Ngāti Kura, Ngāti Tamapango, Ngāti Tāwhaki, and Ngāti Rangi.

The main marae are Te Ohākī, Hinerangi Tāwhaki, Tangata, and Tamapango.

Kōperu lived in the mid-1500s. He came from the Tainui waka line and settled in Kawhia before leading his people east into Matamata, Tauranga, and the Kaimai Range. He and his wife Moanawaiwai had three children: Tūwaewae, Tuakere, and Pūtangimaru.

Tūwaewae married Tamure, and their descendants became known as Ngāti Hinerangi, taking their name from their ancestor Hinerangimarino.

Ngāti Hinerangi's lands, called Te Rohe o Koperu, cover parts of Matamata, Tauranga Moana, Te Aroha, Waipuna, Hinuera, and Peria. Their sacred sites include mountains like Pukekohatu and Wahine Rock, rivers such as the Waihou and Te Wairoa, and waterfalls like Te Wairere and Te Ariki.

From the deed of settlement and whakapapa connections to the area, Ngāti Hinerangi maintains that it has an unbroken link with the whenua, wai and environment within its boundaries including Matamata area in which the proposed development will occur.

2.2 Ngāti Hauā Iwi

Hauā is the founding ancestor of Ngāti Hauā. His father, Koroki, married Tumataura, the daughter of Wairere, and they had two sons: Hape, ancestor of Ngāti Koroki Kahukura, and Hauā, ancestor of Ngāti Hauā.

Ngāti Koroki Kahukura stayed around Maungatautari, while Ngāti Hauā's lands cover the east and north of Maungatautari. This includes Tamahere, Tauwhare, parts of Hamilton City, Morrinsville, Te Aroha, across the Kaimai Ranges into Matamata and Hinuera.

Ngāti Hauā is closely connected to the mountains Taupiri, Maungatautari, and Te Aroha. Our tauparapara also recognises neighbouring iwi and hapū, including Ngāti Hinerangi, Ngāti Paoa, Ngāti Mahuta, Ngāti Wairere, Ngāti Raukawa, Ngāti Tamaterā, and Ngāti Koroki Kahukura. Ngāti Hauā generally occupies the land between these mountains.

The Ngāti Hauā area of interest stretches from Te Aroha along the Kaimai Range to Te Weraiti, southwest to Maungatautari, northwest to Te Rapa, east to Mangateparu, and back to Te Aroha. Five marae are located in the heart of this area.

The rohe is defined by its important landmarks, mainly our mountains, also called ngā kohatu whakatu mai te rohe o Ngāti Hauā – "the rocks that mark the territory of Ngāti Hauā.

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Ngāti Hauā descend from Hoturoa, captain of the Tainui waka. The tribe has a continuous connection with the land, water, and environment in its rohe, including the Matamata area where this proposed development will take place.

2.3 Raukawa Charitable Trust

The Raukawa Settlement Trust was set up in 2009 to manage settlement assets for 16 marae and act as the iwi authority for resource management. It delegates environmental and resource management responsibilities to the Raukawa Charitable Trust.

The Raukawa Charitable Trust represents Raukawa, whose rohe covers much of southern Waikato—from Taupō Moana in the south to Maungatautari in the north, west to the Rangitoto Ranges and Waipa Valley, and east to the Kaimai and Mamaku Ranges. Raukawa has recognized authority (mana whakahaere) and acts as kaitiaki over its land and waterways. Mana whenua is held by marae, hapū, and whānau within their areas.

Marae represented by the Raukawa Settlement Trust in the Matamata-Piako District include Tangata (Ngāti Hinerangi), Ukaipo (Ngāti Wehiwehi), and Rengarenga (Ngāti Mōtai). Paparaamu Marae (Ngāti Te Apunga & Ngāti Mōtai) is just outside the district, near the head of the Mangawhero Stream, a tributary of the Waihou River.

2.3.1 Ngāti Hauā Environmental Management Plan

Te Tāmata Ao Turoa o Ngāti Hauā is a living document that will continue to grow and adapt over time. Its purpose is to make sure Ngāti Hauā's environmental values, concerns, and aspirations are included in local, regional, and national decision-making. As it says:

"Ngāti Hauā seeks to actively participate in resource management policy development, decision making and implementation at the local, regional and national levels."

Key concepts like mana motuhake and rangātiratanga guide how Ngāti Hauā practices kaitiakitanga. These concepts show our authority to care for, protect, and manage the environment and its resources.

Kaitiakitanga comes from the word tiaki, which means to guard, keep, preserve, protect, or watch over. Adding kai makes it a person – a kaitiaki, or guardian. Adding -tanga turns it into the act or practice of guardianship – kaitiakitanga, meaning caring for, protecting, conserving, and fostering the environment.

2.3.2 Raukawa Environmental Management Plan

Te Rautaki Taiao a Raukawa sets out Raukawa's issues, priorities, and aspirations for the environment. It explains Raukawa values, experiences, and goals for how the environment should be used and managed.

It is a living document that helps Raukawa take part in policy, planning, and resource management decisions now and in the future. It does not replace or limit the rights of Raukawa marae and hapū to be involved or make their own plans.

The Plan is based on the understanding that people and the environment are closely connected. Our social, cultural, environmental, and economic well-being depends on caring for the environment first, while protecting the values, knowledge (mātauranga), and customs (tikanga) of our ancestors.

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3. Issues

Mana whenua have the authority to identify what is significant within our tribal boundaries, including natural resources, cultural sites, and other taonga. Many of these issues have already been raised in previous reports, and we now reaffirm them in the context of PC64.

Rapid residential growth in Matamata, including the proposed PC64 development, places pressure on infrastructure, water, and the environment. Expansion of housing and urban services can impact the natural and cultural values of the area if not carefully managed.

A key concern is that rising rates and the cost of living may make it difficult for our whānau to remain in the area. Ensuring sustainable infrastructure, affordable housing, protection of waiora, Mangawhero Stream, biodiversity, and cultural sites is essential to support the ongoing presence and well-being of mana whenuatanga in Matamata.

Where issues are identified within the PC64, they can be addressed through appropriate recommendations, ensuring growth and development respect both the values of mana whenua and the wider environment.

We acknowledge that PC64 represents the change, zone process, and that future consents are inevitable. Therefore, this CVA recognises the need to future-proof for the inevitable processes at an early stage.

3.1 Kaitiakitanga

The Mangawhero Stream and its flowing waters are vital to mana whenua and our whānau. Waiora and mauri must be protected as part of our kaitiakitanga responsibilities. Biodiversity, cultural sites, and landscapes, including tūpuna maunga, are all connected and must be respected in planning for PC64. This was previously highlighted with Maea Fields also. Careful design and development can uphold these values while supporting the proposed residential masterplan and the well-being of our whānau.

Recommendations:

- Ensure landscaping reflects mana whenua cultural perspectives, values, and traditions, including the use of culturally significant materials.
- Where possible, use native plant species for riparian restoration for its contributions for Mangawhero Stream, street trees, open spaces, and reserves to strengthen biodiversity and cultural connections.
- Support the use of vegetated raingardens, swales, wetlands, or other treatment systems. Ensure plants are eco-sourced from within the Waikato basin where applicable.
- Develop reserve areas to support stormwater treatment while maintaining ecological and cultural values where able.
- Allow for sustainable cultural harvest and long-term use of natural resources within the future residential subdivision.
- Ensure future consent applications clearly document engagement with mana whenua, the cultural values and issues identified in this CVA, and proposed mitigation or remedies.
- Establish ongoing mechanisms to maintain a strong, collaborative relationship with mana whenua throughout the life of the development, ensuring our cultural values continue to guide planning, design, and management into the future.

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3.2 Heritage

Much of the area with Matamata has historical significance, and while no known archaeological sites have been identified within the PC64 footprint, discussions with kaumātua indicate there may be sub-surface evidence of cultural value.

Kaumātua consistently remind us that our heritage endures. They emphasise the strong interconnection between the whenua/lands within the PC64 area and the wider surrounding landscapes including the Te Aroha, Kaimai Ranges which together form an integrated cultural and ecological landscape.

Recommendations:

- Implement an Accidental Discovery Protocol (ADP) for any consented work, with mana whenua representatives identified to guide the process.
- Provide contractors with guidance on mana whenua tikanga and protocols, including the ADP, delivered by a mana whenua representative or delegate.
- Involve cultural monitors during the start and construction phases of the project.
- Engage Ngā Iwi representatives in detailed landscaping design for masterplan of the subdivision.
- Work with mana whenua to develop a naming strategy for spaces, features, and areas, including bilingual signage, branding, and interpretive wayfinding.
- Commission a Cultural Design Framework to ensure that the future residential masterplan incorporates strong cultural elements. This should reflect Ngāti Hauā, Ngāti Hinerangi, and Ngāti Raukawa stories, art, and taonga, and involve iwi-endorsed artists in the design process.
- Ensure views of the Kaimai Ranges, Mamaku Ranges, Te Miro, and Sanctuary Mountain are protected and maintained.

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3.3 Biodiversity

Although the PC64 site does not support high biodiversity, any native species and habitats that are present still carry cultural and spiritual significance for us mana whenua. These natural elements form part of ancestral heritage and traditional practices, and the health of the environment reflects the well-being of iwi. Even in areas with lower biodiversity, maintaining ecological balance is key, making ecological enhancement a priority.

Across Matamata, biodiversity remains a concern for mana whenua, despite our ongoing efforts to restore and protect native habitats and taonga. The natural environment is a taonga, holding deep cultural and ecological value. While restoration initiatives have been implemented in pockets, ongoing development pressures continue to challenge the survival of indigenous species. It is therefore vital that restoration efforts are carefully planned and maintained to ensure their effectiveness and long-term benefit.

Recommendations:

- Where appropriate, detailed future streetscape, landscape plans should include plants that support mahinga kai species and valued food-gathering species for reserves, streets, and open spaces. This should be framed with a Cultural design Framework.

3.4 Sustainable Development

For mana whenua and developments in Matamata, sustainable development isn't just about residential housing it must include infrastructure like water supply and waste management that works in harmony with the environment.

3.5 Affordable Housing

Mana whenua are committed to enabling whaanau to return home to Matamata, with affordable housing being key to achieving this outcome. Mana whenua acknowledge that affordability considerations have been a key driver of the housing developments led by Kaha Ake, and therefore request that affordability remains a central and ongoing priority within the proposed PC64 and future housing development.

3.6 Cumulative Effects

Mana whenua reaffirm our concern over the cumulative impacts of ongoing development in Matamata. As urban growth continues, it's essential to assess how multiple projects collectively affect cultural heritage, waterways, and the environment. Mana whenua call for a strategic, long-term approach that ensures development is sustainable, culturally responsive, and protects the values of the rohe.

3.7 Partnership

Mana whenua, Kaha Ake, the partner developers and landowners should work collaboratively on PC64 and all future resource consent applications.

A Memorandum of Partnership (Kawenata) should be established to formalise this relationship, ensuring continuous collaboration, accountability, and the protection of mana whenua values at every stage of development.

Mana whenua request that the above recommendations be adopted and embedded as key guiding principles, ensuring that cultural values, environmental stewardship, and iwi partnership are formally recognised, provided for, and upheld.

4. Position Statement

While mana whenua have collaborated with Kaha Ake on the Maea Fields development, we continue to raise concerns and provide recommendations to ensure that PC64 is delivered with mana whenua values, principles, and stewardship at its core.

This CVA confirms that mana whenua support PC64, subject to the implementation of the recommendations set out in this report. Mana whenua look forward to advancing a Memorandum of Understanding with Kaha Ake, the partner developers and landowners within PC64, as future and proposed residential development progresses.

5. Conclusion

The PC64 site is culturally significant, and while some features may have been altered by current and previous activities including farming, important cultural and spiritual values remain. PC64 development could impact this landscape, but Kaha Ake, the partner developers and landowners can also protect and enhance it.

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Authentic partnerships with mana whenua are essential, based on face to face engagement and shared values. We want to make sure that good-faith engagement will continue to achieve agreed outcomes in the report.

Mana whenua reaffirm their statutory role in all future consent decisions and look forward to continuing a strong and constructive partnership with Kaha Ake, the partner developers and landowners within the PC64 area.

DRAFT

BARR HARRIS
SURVEYORS LIMITED

124 Broadway Matamata 3400, Post Office Box 112 Matamata 3440
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Waihi Beach - Telephone 07 863 6622
Putaruru – Telephone 07 883 3050
Email: office@barrharris.co.nz

26 May 2026

Monocle

Attention: Ben Inger – ben@monocle.net.nz

Dear Ben,

Re: Plan Change 64 Matamata Piako District Plan

Further to our meeting on the 1st May, I am writing to confirm matters discussed.

Our client, Mr Ian Patton (Yungulla Properties Ltd), has an agreement to purchase Lot 13 DP 13321 (no. 67 Banks Road, Matamata) from the current owners (Raymond and Sharon Johsnon). We have been investigating residential development suitability and options on the 4.1976 hectare site, in conjunction with potential future development on adjoining Lot 12 DP 13321 (no. 61 Banks Road, Weatherley Bloodstock Limited).

As stated at the meeting, Mr Patton is supportive of the Plan Change 64 proposal in general, and has confirmed he is willing to contribute toward associated costs.

It is appreciated that the roading links adopted in the plan change plans (from the prior Banks Road to Mangawhero Road Structure Plan) are indicative. Based on the location of the existing rural-lifestyle lot at no. 79 Banks Road (Lot 1 DPS 6116) the road alignment along the eastern boundary of Lot 13 DP 13321 is expected to be relocated west.

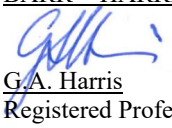
In terms of servicing, we understand that MPDC are promoting a Developer Agreement as part of the Plan Change process. As discussed at the meeting on the 1st of May, we agree that presents a number of issues given the different timeframes associated with expected development on the affected properties. There are a number of options for the proposed servicing of the sites that could be addressed independently.

The Lysaght Plan Change Drawings illustrate potential servicing options, however there are, for example, independent on-site stormwater management options on Lot 13 DP 13321. Our understanding is that the owner of no. 81 Banks Road has no immediate interest in development on that site, and development on Lot 13 DP 13321 should not be reliant on a stormwater solution through that site.

This letter is intended to confirm support of the Plan Change 64 proposal in general for consultation purposes.

It would be appreciated if we could be advised of MPDC proposals and requirements around the plan change content.

Yours faithfully
BARR + HARRIS SURVEYORS LTD



G.A. Harris
Registered Professional Surveyor
(Bachelor of Surveying, MCSNZ, MNZIS)

C.C Patrick Hermanson – Classic Developments patrick.hermanson@classicdevelopments.co.nz

File No: 25 12 00
Document No: 35960471
Enquiries to: Joao Paulo Silva

Private Bag 3038
Waikato Mail Centre
Hamilton 3240, NZ

waikatoregion.govt.nz
0800 800 401

18 May 2026

Carolyn McAlley
Matamata-Piako District Council
35 Kenrick Street, Te Aroha

Email: cmcalley@mpdc.govt.nz

Dear Sir/Madam

Waikato Regional Council staff feedback on Private Plan Change 64 – Banks Road (PPC64) to the Matamata-Piako District Plan (MPDP).

1. WRC staff were asked to provide pre-notification comments on draft PPC64. We appreciate the opportunity to provide initial comments on this proposal, and we look forward to being involved in any future engagement regarding this process.

2. After reviewing the relevant documents, we have the following comments:

Contaminated Land

3. We understand that the Geotechnical Hazards Risk Assessment report (GeoHazard report) states there may be land contamination issues and flags the necessity for further assessment to be undertaken at the subdivision/change in land use stage. This philosophy has carried through into the s32 report. We support land contamination testing being executed at the subdivision/development stage. However, to ensure robust due diligence, it is necessary at this plan change stage to include explicit provisions requiring a Detailed Site Investigation (DSI) prior to any change in land use. We consider that appropriately managing contaminated land will ensure alignment with the policy direction under the Waikato Regional Policy Statement (WRPS), including policy HAZ-P4 and method HAZ-M18.

4. We also suggest that MPDC considers requiring that DSIs are conducted by a Certified Environmental Practitioner (Site Contamination) specialist - CEnvP(SC). This accreditation scheme is the only scheme currently available in New Zealand to give assurance of the capability and ethical conduct of contaminated land practitioners.

Ecology

5. We are not aware of an ecological assessment for the site accompanying the application. However, from a preliminary desktop assessment using Google Earth we noted that:
    - There does not seem to be any vegetation commensurate with wetland presence.
    - Most, if not all, trees are deciduous hardwoods or exotic conifers – there may be one small, isolated kahikatea and a few natives associated with amenity gardens.

6. We consider that although no fauna records exist for this site, the exotic vegetation, underlying leaflitter and rank grass likely provide habitat for bats (roosting, navigational aid, foraging), birds (nesting and foraging) and lizards (restricted to copper skinks). Various database records (GBIF, DOC bat DB, DOC herpetofauna DB, etc) identifies what occurs in the surrounding landscape and may provide suitable habitat on this site:

- Bats (Nationally Critical) have been recorded within 2.5km of this site.
- North island kaka (at risk) and yellow-crowned parakeet (at risk) have been recorded within a few kilometres from the site, however the site is not suitable for kaka or yellow-crowned parakeet. Shining cuckoo, Australasian harrier, NI fantail and Kererū (all Not Threatened) have also been recorded within a few kms of the site.
- Copper skinks (at risk) have been recorded within 20km of this site.

7. Therefore, we recommend preparing an ecological assessment for the site ensuring that biodiversity values are identified and appropriately managed. This will be in alignment with WRPS direction under objective ECO-01 that outlines that the full range of ecosystem types, their extent and the indigenous biodiversity that those ecosystems can support exist in a healthy and functional state. Additionally, method ECO-M1 prescribes that district plans shall maintain or enhance indigenous biodiversity, including by providing for positive indigenous biodiversity outcomes when managing activities including subdivision and land use change.

Cultural Values

8. We consider that the Cultural Values Assessment (CVA) identifies the main cultural issues, values, and themes relevant to PPC64, and it records *in-principle* support, provided that some matters are addressed through later stages of the process, especially potential issues associated with contaminated land and any required management. We recommend ensuring that these issues raised in the CVA are carried through into later stages of the process, and (as mentioned above) contaminated land matters are properly investigated and addressed at the consenting stage, and engagement with mana whenua continues in a structured way.

9. We support the CVA's recommendations, including providing for native planting, culturally informed landscaping, stormwater treatment that protects cultural and ecological values and accidental discovery protocols. We consider that the recommendations are in alignment WRPS objective IM-07 that provides for the relationship of tangata whenua with the environment. The objective outlines that the use and enjoyment of natural and physical resources is in accordance with tikanga Māori, including mātauranga Māori and the role of tangata whenua as kaitiaki. Additionally, method HCV-M8 directs district plans to provide for the protection of historic and cultural heritage from inappropriate subdivision, use and development, including through accidental discovery protocols.

Stormwater and Wastewater

10. We consider that the assessments are still at a high-level stage, however the proposed concept designs still have enough information to give us the confidence that there are no issues to flag now.

11. We noted that wastewater (WW) and potable water are all connected to the municipal systems tying into the Maea Fields development immediately to the north of this PC site.

12. We understand the proposed stormwater (SW) system is to be designed in a similar manner as Maea Fields. It will be a combination of rain gardens, swales and on-lot soakage. They will be tying into the existing dry/soakage pond within the Maea Fields site to attenuate peak flows. We consider that the proposed SW system appears to be consistent with the WRC SW Management Guideline and the RITS.

13. Please note that resource consents will be required for earthworks/cleanfill, SW diversion and discharge and possibly a diversion of surface flows.

Regional Resilience

River flooding

14. Currently WRC does not hold any flood level information for this property under our Waikato Regional Hazards portal as there is no flood modelling in the area. WRC is working on a regional flood model which is due in June 2026. This modelling may be able to provide more detailed flood hazard information once it becomes available. However, the Engineering Service Assessment report provided by the applicant identified flooding as a relevant hazard for the site. We recommend ensuring the flooding risks are properly managed to an acceptable or tolerable level in alignment with objective HAZ-01 and policies HAZ-P1 and HAZ- P2 of the WRPS.

Seismic – fault rupture

15. The GeoHazard report has listed the Kerepehi Fault as an active fault and considering the recurrence interval of the fault (2000-3500 years) and distance from the site (~3km), it is considered to be a medium risk for the development and has not been assessed further.

16. While the GeoHazard report adequately considers the ground conditions directly at the site in regard to liquefaction potential, it appears the fault rupture risk assessment has not considered published works regarding the Kerepehi Fault or the effects of whichever segment of the fault poses the greatest hazard. We consider that potentially a more in depth analysis could change the risk assessment. For example, the closest fault segment to this location is the Te Puninga, which Persaud et al (2015) and Villamor et al (2025) have suggested is capable of generating a Mw 6.8-6.9 earthquake, causing ground shaking of MMI 9-10 (extreme intensity) in Matamata. Villamor et al., also indicated a more frequent average recurrence interval of 1,000 years (c.f. 2,000-3,500 years given in the report) and PGA (peak ground acceleration) values somewhat higher than what was adopted in the MBIE guidance.

17. Therefore, considering the evidence mentioned above we consider it more appropriate to adopt a precautionary approach by further investigating the fault rupture risks in connection with the proposed rezoning. Further understanding the potential risks associated with fault rupture will help assess if the risks are acceptable or tolerable. This will be in alignment with WRPS objective HAZ-01(2), which outlines that effects of natural hazards on people, property and the environment are managed by reducing the risks from hazards to acceptable or tolerable level. Policies HAZ-P1, HAZ-P2 also outline the need to appropriately manage natural hazard risks to an acceptable or tolerable level, and policy HAZ–P3 lists the criteria applicants should have particular regard when managing natural hazard risks. Accordingly, we recommend that the fault rupture issue is further investigated considering the evidence provided above.

18. Should you have any queries regarding the content of this letter please contact Joao Paulo Silva – Senior Policy Advisor, Policy Implementation on (07) 8497179 or by email JoaoPaulo.Silva@waikatoregion.govt.nz.

Yours sincerely,

Lisette Balsom
Manager Strategic Policy Implementation

HE TAIAO MAURIORA HEALTHY ENVIRONMENT
HE ŌHANGA PAKARI STRONG ECONOMY
HE HAPORI HIHIRI VIBRANT COMMUNITIES

PC64 Landowner Consultation Record (to 24 June 2026)

Landowner Address	Summary of Consultation Undertaken
61 Banks Road (Lot 12 DP 13321) Weatherley Bloodstock	- Meeting with landowner on 21 October 2025. Positive feedback received. - Email sent to landowner on 23 October 2025 following meeting with copy of current structure plan map and location of KA Matamata land. - Emails and letter sent to landowner on 3 February 2026 with an update on plan change progress/timing and copy of indicative master plan drawing. - Meeting on 5 May 2026 with Barr and Harris (surveyor) who is looking at potential future development of 61 Banks Road for Weatherley Bloodstock.
67 Banks Road (Lot 13 DP 13321) Johnson	- Meeting with landowner on 21 October 2025. Positive feedback received. Intend to sell property at some stage. - Email sent to landowner on 23 October 2025 following meeting with copy of current structure plan map and location of KA Matamata land. - Meeting on 5 May 2026 with Barr and Harris (surveyor) on behalf of Yungulla Properties Ltd who have an agreement to purchase 67 Banks Road. Letter received from Barr and Harris on 26 May 2026 confirming Yungulla's general support for PC64.
93 Banks Road (Lot 16 DP 13321) Kelso	- Meeting with landowner on 21 October 2025. Positive feedback received. Interested how it will affect rates for property. - Email to landowner sent to landowner on 23 October 2025 following meeting with copy of current structure plan map and location of KA Matamata land. - Email and letter sent to landowner on 3 February 2026 with an update on plan change progress/timing and copy of indicative master plan drawing.
79 Banks Road (Lot 1 DP 6616) Body/Box	Letter sent to landowner on 3 February 2026 with an overview of the plan change and copy of indicative master plan drawing.
81 Banks Road (Pt Lot 14 DP 13321) Lynch	Letter sent to landowner on 3 February 2026 with an overview of the plan change and copy of indicative master plan drawing.
107 Banks Road (Lot 1 DP 376725) Lissington	Letter sent to landowner on 3 February 2026 with an overview of the plan change and copy of indicative master plan drawing. Phone discussion with landowner on 17 February 2026 – provided update on Plan Change to the landowner who was interested in future subdivision potential. Intend to sell property at some stage.

117 Banks Road (Pt Lot 17 DP 13321) Reed	Letter sent to landowner on 3 February 2026 with an overview of the plan change and copy of indicative master plan drawing.

Ben Inger

From: Brian Richmond <Brian.Richmond@waikatoregion.govt.nz>
Sent: Friday, 30 January 2026 8:51 am
To: Ben Inger
Cc: Paul Bowman; André de Jong
Subject: RE: Consultation for Private Plan Change Request (PC64 to the Matamata-Piako District Plan)

Hi Ben,

Thanks for providing the below preliminary heads up regarding the plan change.

Although there isn't anything to review, I don't really have any issues or comments to make at this stage. From a regional resource consenting perspective, it will likely require the standard consents associated with a subdivision of this nature.

Cheers
Brian

Brian Richmond | PROJECT MANAGER - DEVELOPMENT | Resource Consents - Team 1, Resource Use
WAIKATO REGIONAL COUNCIL | Te Kaunihera ā Rohe o Waikato
P: +6478590541
M: +6421369821
F: facebook.com/waikatoregion
Private Bag 3038, Waikato Mail Centre, Hamilton, 3240

From: Ben Inger <Ben@monocle.net.nz>
Sent: Wednesday, 28 January 2026 11:32 am
To: Brian Richmond <Brian.Richmond@waikatoregion.govt.nz>
Cc: Paul Bowman <Paul.Bowman@waikatoregion.govt.nz>; André de Jong <andre.dejong@classicdevelopments.co.nz>
Subject: Consultation for Private Plan Change Request (PC64 to the Matamata-Piako District Plan)

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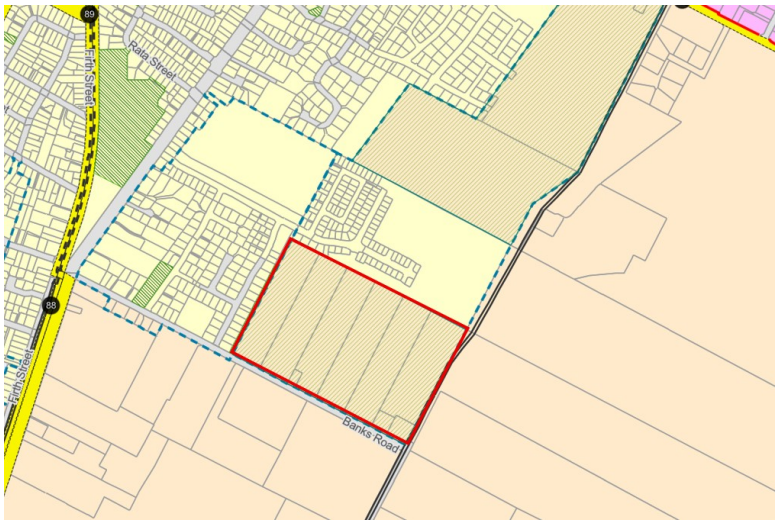
Hi Brian

I'm currently preparing a private plan change request (Plan Change 64 / PC64) to the Operative Matamata-Piako District Plan on behalf of the KA Matamata Limited Partnership. I had an initial discussion about this with Paul Bowman yesterday and he suggested that I contact you.

The plan change proposal is to rezone 26.3ha of land at 61-117 Banks Road, Matamata from Rural to Residential Zone. As you're aware, the Partnership (which is a collaboration between Classic Group and the NZ Super Fund) is currently developing Stages 2 and 3 of the neighbouring Maea Fields residential subdivision which is immediately north of the plan change site (https://kahaake.nz/maea-fields/) under resource consents which have been granted by WRC and MPDC. The plan change site is shown in red outline below and the Partnership currently owns 8.64ha of this land which will form Stage 4 of Maea Fields.



The proposed rezoning and development of the plan change site is an anticipated and planned outcome. The site is within a Future Residential Policy Area (FRPA) and within the Banks Road to Mangawhero Road Structure Plan area under the District Plan and it is a medium-term (2020-2030) development area under the Future Proof growth strategy. The site's characteristics make it well-suited to residential rezoning, being adjacent to existing residential areas, flat in contour and capable of being readily serviced by existing and proposed infrastructure. It is a logical extension of the existing urban area of Matamata. Based on preliminary master planning, the indicative residential yield for the entire plan change site is approximately 430 dwellings which equates to a net density of 22.6 dwellings per hectare which is within the target net density range of 20-25 dwellings per hectare for Matamata in Future Proof.

Please let me know if WRC has any queries or feedback or if you'd like to meet to discuss the plan change proposal. We intend to lodge the plan change request with MPDC by the end of February at the latest, so we're keen to hear from you as soon as possible if you're interested in being consulted.

Regards

Ben

monocle

Ben Inger
Director
+64 27 836 6507

monocle.net.nz
Panama Square
14 Garden Place
Hamilton, 3204

****
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From: Tayla Cowper <tayla.cowper@nzta.govt.nz>
Sent: Thursday, 29 January 2026 2:24 PM
To: Bryce Hall <bryce@trafficplanning.co.nz>
Subject: RE: Matamata Plan Change [Filed 03 Feb 2026 10:32]

Kia ora Bryce,

Thanks for your email and apologies for the delay in getting back to you.

I have received comments back from the network and safety team and they have no comments regarding the ITA. The team agree with the conclusion of the ITA. Did you have an AEE for the proposal?

Did you receive any feedback from MPDC?

Kind regards,

Tayla Cowper (she/her)

Intermediate Planner – Waikato/Bay of Plenty

Poutiaki Taiao | Environmental Planning

Email: tayla.cowper@nzta.govt.nz

Phone: 07 834 4684

Waka Kotahi NZ Transport Agency

Hamilton, Level 1, Deloitte Building, 24 Anzac Parade

PO Box 973, Waikato Mail Centre, Hamilton 3240, New Zealand



From: Bryce Hall <bryce@trafficplanning.co.nz>
Sent: Thursday, 29 January 2026 11:01 am
To: Tayla Cowper <tayla.cowper@nzta.govt.nz>
Subject: RE: Matamata Plan Change

Hi Tayla

Happy new year.

Wondering what the potential timeframe for feedback on the above might be.

regards

Bryce Hall DIRECTOR

CHIEF SOLUTION DEVELOPER, TRAFFIC IMPACT ASSESSMENT EXPERT

TRAFFIC PLANNING CONSULTANTS LTD

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E bryce@trafficplanning.co.nz **W** www.trafficplanning.co.nz

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From: Tayla Cowper <tayla.cowper@nzta.govt.nz>
Sent: Wednesday, 17 December 2025 12:35 PM
To: Bryce Hall <bryce@trafficplanning.co.nz>
Subject: RE: Matamata Plan Change [Filed 17 Dec 2025 16:19]

Thanks for this Bryce, I will pass on to the team for their review

Tayla Cowper (she/her)

Intermediate Planner – Waikato/Bay of Plenty

Poutiaki Taiao | Environmental Planning

Email: tayla.cowper@nzta.govt.nz

Phone: 07 834 4684

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Hamilton, Level 1, Deloitte Building, 24 Anzac Parade

PO Box 973, Waikato Mail Centre, Hamilton 3240, New Zealand

From: Bryce Hall <bryce@trafficplanning.co.nz>
Sent: Wednesday, 17 December 2025 8:54 am
To: Tayla Cowper <tayla.cowper@nzta.govt.nz>
Subject: RE: Matamata Plan Change

Thanks Tayla

Our draft ITA attached noting that it is a draft only and subject to refinement pending feedback from MPDC.

regards

Bryce Hall DIRECTOR

CHIEF SOLUTION DEVELOPER, TRAFFIC IMPACT ASSESSMENT EXPERT

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From: Tayla Cowper <tayla.cowper@nzta.govt.nz>
Sent: Tuesday, 16 December 2025 2:42 PM
To: Bryce Hall <bryce@trafficplanning.co.nz>
Subject: RE: Matamata Plan Change

Kia ora Bryce,

Yes, it's getting very close and rather busy!

I am on leave as of Friday and the Network manager is already on leave at the moment. Can we arrange something for the new year?

Did you have the draft ITA you can send through, and I can pass this on?

Thanks,

Tayla Cowper (she/her)

Intermediate Planner – Waikato/Bay of Plenty

Poutiaki Taiao | Environmental Planning

Email: tayla.cowper@nzta.govt.nz

Phone: 07 834 4684

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Hamilton, Level 1, Deloitte Building, 24 Anzac Parade

PO Box 973, Waikato Mail Centre, Hamilton 3240, New Zealand

From: Bryce Hall <bryce@trafficplanning.co.nz>
Sent: Tuesday, 16 December 2025 9:10 am
To: Tayla Cowper <tayla.cowper@nzta.govt.nz>
Subject: RE: Matamata Plan Change

Hi Tayla

Hopefully you are enjoying the lead-up to the Christmas break.

We would like to arrange an online meeting to discuss the draft findings contained within our Integrated Transport Assessment for above.

Ideally late this week or Monday/Tuesday of the week after if possible.

Can you let me know what dates/times could work?

regards

Bryce Hall DIRECTOR

CHIEF SOLUTION DEVELOPER, TRAFFIC IMPACT ASSESSMENT EXPERT

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From: Tayla Cowper <tayla.cowper@nzta.govt.nz>
Sent: Friday, 31 October 2025 1:23 PM
To: Bryce Hall <bryce@trafficplanning.co.nz>
Subject: RE: Matamata Plan Change

Kia ora Bryce,

I have chatted with the safety engineer, and he has provided the following answer to your queries:

1. Future design year – 10 years
2. Background traffic growth assumptions – Please include any adjacent proposed development.
3. Intersections for assessment – SH27/Burwood Road and Burwood Rd/Banks Road – Please include SH27/Burwood Road.
4. Whether SH24/Burwood Road would need to be assessed – Please include SH24/Burwood Road because it's a route to the primary school and town centre.
5. Any NZTA improvement works that may fall within the design year assessment – There are no NZTA projects are planned in this area, but Matamata Piako District Council has a project to install a pedestrian rail crossing at Swap Park.

Let me know if you need anything further.

Kind regards,

Tayla Cowper (she/her)

Intermediate Planner – Waikato/Bay of Plenty

Poutiaki Taiao | Environmental Planning

Email: tayla.cowper@nzta.govt.nz

Phone: 07 834 4684

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PO Box 973, Waikato Mail Centre, Hamilton 3240, New Zealand

From: Tayla Cowper
Sent: Thursday, 30 October 2025 12:03 pm
To: 'Bryce Hall' <bryce@trafficplanning.co.nz>
Subject: RE: Matamata Plan Change

Hi Bryce,

Appreciate you sending that through.

I have touched base with our network and safety team, and I will touch base with you once I have received something.

Kind regards,

Tayla Cowper (she/her)

Intermediate Planner – Waikato/Bay of Plenty

Poutiaki Taiao | Environmental Planning

Email: tayla.cowper@nzta.govt.nz

Phone: 07 834 4684

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From: Bryce Hall <bryce@trafficplanning.co.nz>
Sent: Wednesday, 29 October 2025 2:16 pm
To: Tayla Cowper <tayla.cowper@nzta.govt.nz>
Subject: RE: Matamata Plan Change

Thanks Tayla

Yes, the countdown is on.

I attach an initial plan set indicating location of the Plan Change sites.

The following parameters would be good to clarify in terms of the assessment we are working through:

1. Future design year
2. Background traffic growth assumptions
3. Intersections for assessment – SH27/Burwood Road and Burwood Rd/Banks Road
4. Whether SH24/Burwood Road would need to be assessed
5. Any NZTA improvement works that may fall within the design year assessment.

Possibly a Teams meeting with the appropriate people would be a good start.

regards

Bryce Hall DIRECTOR

CHIEF SOLUTION DEVELOPER, TRAFFIC IMPACT ASSESSMENT EXPERT

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From: Tayla Cowper <tayla.cowper@nzta.govt.nz>
Sent: Wednesday, 29 October 2025 1:57 PM
To: Bryce Hall <bryce@trafficplanning.co.nz>
Subject: RE: Matamata Plan Change

Hey Bryce,

Getting there, not long now until Christmas!

Do you have any initial information that you can send through and maybe some specific questions that I can float to the team initially? Then we can kick this off for you.

Kind regards,

Tayla Cowper (she/her)

Intermediate Planner – Waikato/Bay of Plenty

Poutiaki Taiao | Environmental Planning

Email: tayla.cowper@nzta.govt.nz

Phone: 07 834 4684

Waka Kotahi NZ Transport Agency

Hamilton, Level 1, Deloitte Building, 24 Anzac Parade

PO Box 973, Waikato Mail Centre, Hamilton 3240, New Zealand



From: Bryce Hall <bryce@trafficplanning.co.nz>
Sent: Wednesday, 29 October 2025 9:33 am
To: Tayla Cowper <tayla.cowper@nzta.govt.nz>
Subject: Matamata Plan Change

Hi Tayla

Trust you are well.

We have been engaged to prepare an Integrated Transport Assessment for a Proposed Plan Change for land north of Banks Road in Matamata.

In the preparation of our ITA, we would like to have early discussions with NZTA around assessment parameters and design years.

Can you advise who would be the best people to start those discussions with at NZTA?

regards

Bryce Hall DIRECTOR

CHIEF SOLUTION DEVELOPER, TRAFFIC IMPACT ASSESSMENT EXPERT

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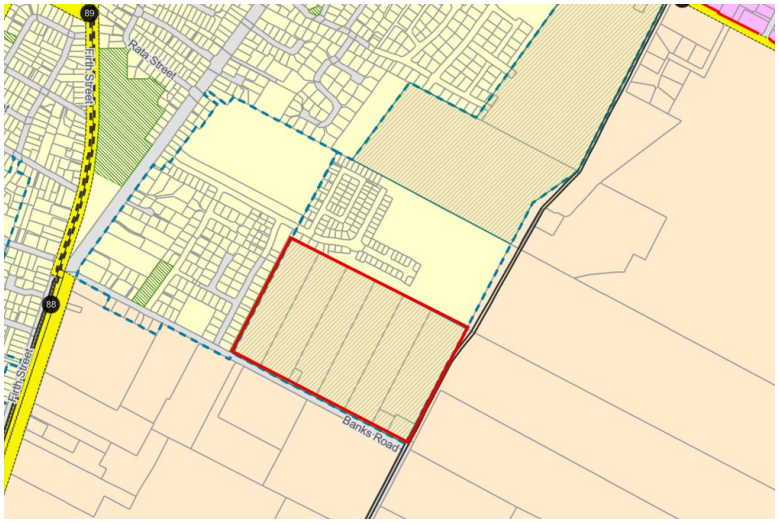
Ben Inger

From: Ben Inger
Sent: Thursday, 22 January 2026 2:21 pm
To: 'environment@kiwirail.co.nz'
Cc: André de Jong
Subject: Consultation for Private Plan Change Request (PC64 to the Matamata-Piako District Plan)
Attachments: Banks Road Plan Change draft Integrated Transport Assessment 171225.pdf

Good afternoon

I'm preparing a private plan change request (Plan Change 64 / PC64) to the Operative Matamata-Piako District Plan on behalf of the KA Matamata Limited Partnership. The plan change proposal is to rezone 26.3ha of land at 61-117 Banks Road, Matamata from Rural to Residential Zone and the Partnership currently owns 8.64 hectares of this land. The Partnership, which is a collaboration between Classic Group and the NZ Super Fund, is also currently developing Stages 2 and 3 of the neighbouring Maea Fields residential subdivision which is immediately north of the plan change site (https://kahaake.nz/maea-fields/). The plan change site is shown in red outline below.



The proposed rezoning and development of the plan change site is an anticipated and planned outcome. The site is within a Future Residential Policy Area (FRPA) and within the Banks Road to Mangawhero Road Structure Plan area under the District Plan and it is a medium-term (2020-2030) development area under the Future Proof growth strategy. The site's characteristics make it well-suited to residential rezoning, being adjacent to existing residential areas, flat in contour and capable of being readily serviced by existing and proposed infrastructure. It is a logical extension of the existing urban area of Matamata. Based on preliminary master planning, the expected residential yield for the entire Plan Change site is approximately 430 dwellings.

Appendix 9.4 of the District Plan sets out that plan change processes to rezone the land within the FRPA must be accompanied by an Integrated Transport Assessment (ITA) prepared in consultation with stakeholders including KiwiRail where any ITA recommendations affect the railway line. A draft ITA has been prepared by Traffic Planning Consultants and is attached to this email. The draft ITA recognises that measures are being put in place (by others) to improve and enhance pedestrian connections across the railway line. Although there are no recommendations in the draft ITA that affect the railway line, we are sending it to KiwiRail for completeness and to provide the opportunity for queries or feedback should you have any. We intend to lodge the plan change request by the end of February at the latest so any queries or feedback would be appreciated as soon as possible.

Please let me know if you would like to meet to discuss the plan change proposal.

Regards

Ben

monocle

Ben Inger
Director
+64 27 836 6507

monocle.net.nz
Panama Square
14 Garden Place
Hamilton, 3204

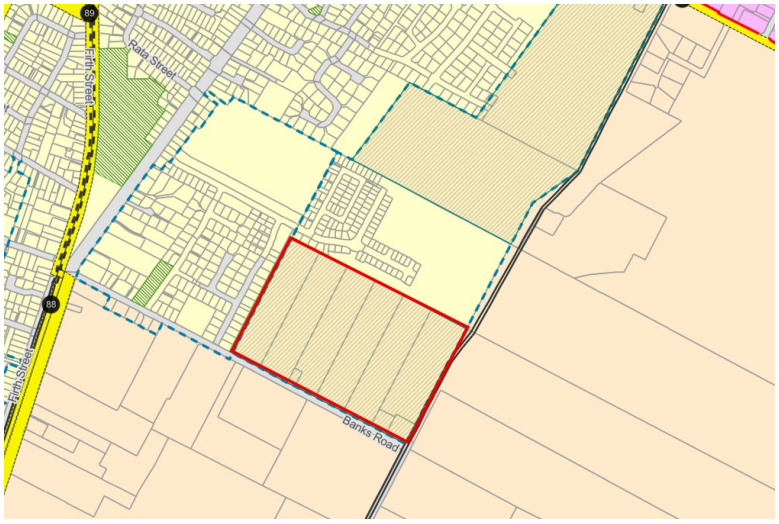
Ben Inger

From: Ben Inger
Sent: Thursday, 22 January 2026 2:29 pm
To: 'bkeam@inghams.co.nz'
Cc: 'André de Jong'
Subject: Consultation for Private Plan Change Request (PC64 to the Matamata-Piako District Plan)
Attachments: Banks Road Plan Change draft Integrated Transport Assessment 171225.pdf

Good afternoon Boram

I've been provided your email address as a contact person for Inghams by the planning team at Matamata-Piako District Council.

I'm currently preparing a private plan change request (Plan Change 64 / PC64) to the Operative Matamata-Piako District Plan on behalf of the KA Matamata Limited Partnership. The plan change proposal is to rezone 26.3ha of land at 61-117 Banks Road, Matamata from Rural to Residential Zone. The Partnership, which is a collaboration between Classic Group and the NZ Super Fund, is also currently developing Stages 2 and 3 of the neighbouring Maea Fields residential subdivision which is immediately north of the plan change site (https://kahaake.nz/maea-fields/). The plan change site is shown in red outline below and the Partnership currently owns 8.64ha of this land.



The proposed rezoning and development of the plan change site is an anticipated and planned outcome. The site is within a Future Residential Policy Area (FRPA) and within the Banks Road to Mangawhero Road Structure Plan area under the District Plan and it is a medium-term (2020-2030) development area under the Future Proof growth strategy. The site's characteristics make it well-suited to residential rezoning, being adjacent to existing residential areas, flat in contour and capable of being readily serviced by existing and proposed infrastructure. It is a logical extension of the existing urban area of Matamata. Based on preliminary master planning, the expected residential yield for the entire Plan Change site is approximately 430 dwellings.

Appendix 9.4.1(t) of the District Plan sets out that plan change processes to rezone land within the FRPA must be accompanied by an Integrated Transport Assessment (ITA) prepared in consultation with stakeholders including Inghams. A draft ITA has been prepared by Traffic Planning Consultants and is attached to this email.

Please let me know if you have any queries or feedback or if you would like to meet to discuss the plan change proposal. We intend to lodge the plan change request with Council by the end of February at the latest, so we're keen to hear from you as soon as possible if you're interested in being consulted.

Regards

Ben

monocle

Ben Inger
Director
+64 27 836 6507

monocle.net.nz
Panama Square
14 Garden Place
Hamilton, 3204

Ben Inger

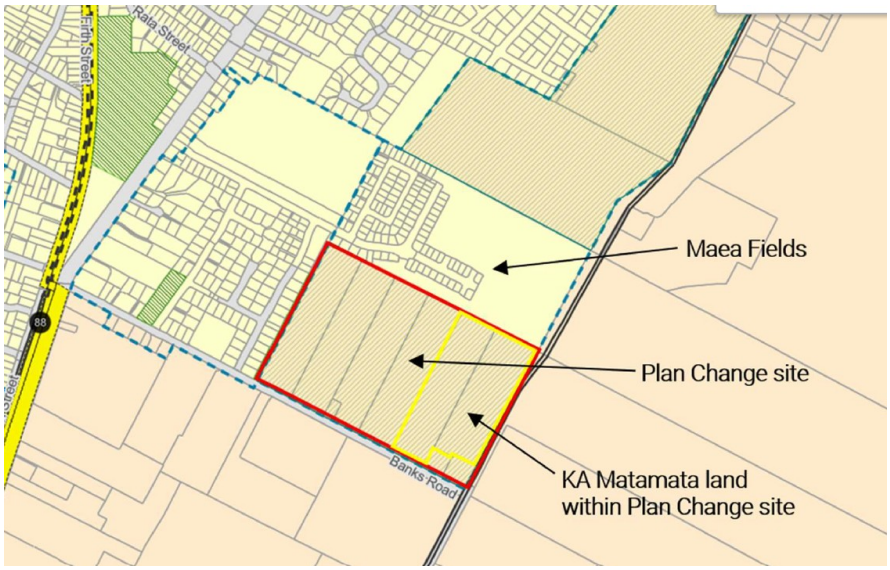
From: Ben Inger
Sent: Tuesday, 30 June 2026 4:10 pm
To: Cliff Kelly; Norm Hill
Cc: Aniwa Morgan; Andre de Jong; Patrick Hermanson; Hinerangi Vaimoso
Subject: RE: PC64 Banks Road

Kia ora Cliff

Thank you for looking into this so quickly after Norm brought it to your attention and for getting back to us with your comments and endorsement of the CVA. It's much appreciated.

As Norm said in his email, I'm the planner that's been leading the plan change for Kaha Ake which is a partnership between Classic Group and the NZ Super Fund (also known as KA Matamata Limited Partnership). The partnership is also developing Stages 2 and 3 of Maea Fields on the land immediately north of the plan change land. Kaha Ake has had a positive relationship with Raukawa, Ngati Haua and Ngati Hinerangi for Maea Fields, with Norm's helpful assistance. I've sent your comments to Andre de Jong and Patrick Hermanson who represent Kaha Ake and they are copied into this email. I've also copied in Hinerangi at Norm's suggestion so that she is aware of the korero.

Kaha Ake owns approximately 8.6 hectares of the total 26.266 hectares of land within the plan change site (i.e. the area proposed to be rezoned). There are currently seven other landowners who will be responsible for decisions about development of their own properties. We can therefore only speak for Kaha Ake.



Andre, Patrick and I wanted to make the following initial comments in response to your email:

- If the plan change is successful and the site is rezoned, the next step for Kaha Ake will be to apply for resource consents to subdivide the land that it owns within the plan change area which will be the Stage 4 development of Maea Fields. The timing for that application depends on the timing for determination of the plan change, but it is indicatively expected to be around mid-2027. This will involve more detail being developed, including a subdivision layout, engineering plans and landscape concepts. We have previously engaged with mana whenua during preparation of resource consent applications for Stages 2 and 3 of Maea Fields and intend to do the same for Stage 4. Andre and Patrick wanted me to pass on that they intend to involve mana whenua at an early stage of their application so that input can be provided before decisions are made.

- Current stages of Maea Fields have involved a blessing, road naming with input from mana whenua, review of landscape design and commissioning of a pou for a reserve in Stage 2. The pou is currently being carved by Toi Waamu Concepts and, upon completion, there will be a valuable opportunity to partner with mana whenua for a karakia and official unveiling. Andre or Patrick expect to be in contact about this shortly. We also welcome input and consultation, along with MPDC (in accordance with their naming policy), regarding the naming of the newly constructed reserve and playground. We envisage similar opportunities for the future Stage 4 (although that stage won't involve a reserve).

- The development will not be hydraulically connected to the Mangawhero Stream, and runoff up to the 100-year event will be dealt with on-site once development occurs. As such, there will be no adverse environmental effects on the stream from the development of the plan change site. The stream, which is approximately 1.2km east of the plan change site, is not within land owned by Kaha Ake (or any other landowners within the plan change site).

We look forward to continuing to work with you and would welcome the opportunity to discuss this further if that would be of interest and value.

Ngaa mihi

Ben

monocle

Ben Inger
Director
+64 27 836 6507

monocle.net.nz
Panama Square
14 Garden Place
Hamilton, 3204

From: Cliff Kelly <cliff.kelly@raukawa.org.nz>
Sent: Monday, 29 June 2026 12:39 pm
To: Norm Hill <norm@tehira.co.nz>
Cc: Ben Inger <Ben@monocle.net.nz>; Aniwa Morgan <aniwa.morgan@raukawa.org.nz>
Subject: RE: PC64 Banks Road

Kia ora Norm, oti rā kia ora koutou katoa.

Aroha mai I appreciate your patience. I was at a conference last week and didn't manage to get to the assessment by the 25th. Thanks for sending the documents through and acknowledging the work completed to date.
Norm due to the urgency I am anticipating an email response will suffice. However, if you require a formal letter, I can provide one for you. Following a brief assessment, Raukawa Charitable Trust (RCT) are happy to support endorsement of the Cultural Values Assessment (CVA) in principle (as discussed) and would like to reserve the opportunity to engage and discuss some of the below points in more detail at a suitable time.

The following areas of the development and CVA are supported and we have some suggestions. These are; RCT....

A. Consider ways to enhance Mauri and holistic ecosystem health and translate into measurable protection or enhancement requirements.

- Support the Recommendations in the CVA are more binding, inclusive of enforceable mechanisms, targets, or monitoring frameworks.
- Support a requirement that the development maintains or improves mauri of land, wai, ecosystems.

B. Integrated land–water systems (Ki uta ki tai)

- Support a Magrawhero stream **catchment-scale approach** or cumulative effects modelling.

C. Mana whakahaere / decision-making authority

- Support Mana whenua role as more than **advisory but rather embedded in decision-making**.

D. Kaitiakitanga in practice

- Support that Kaitiakitanga is not only acknowledged but operationalised.

E. Biodiversity restoration and indigenous systems

- Support an opportunity for net biodiversity gain or regeneration.

F. Climate and air (hau)

- Support alignment with climate resilience and emissions reduction from a te ao Māori/collaborative iwi lens.

G. Monitoring, accountability, and durability

- Support that values do not erode over time and are consistently applied.

If you have any further questions in the interim, please let me know. Talk soon.

Ngā mihi,

Cliff.

Cliff Kelly
Policy & Planning Advisor, Pūtake Taiao

Raukawa

07 885 0260
0800 728 5292
809
027 251 3526
cliff.kelly@raukawa.org.nz
www.raukawa.org.nz

1-11 Raukawa Way | Tokoroa | 3420 - Private Bag 8 | Tokoroa | 3444

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From: Norm Hill <norm@tehira.co.nz>
Sent: Tuesday, 23 June 2026 4:50 pm
To: Cliff Kelly <cliff.kelly@raukawa.org.nz>
Cc: Ben Inger <Ben@monocle.net.nz>
Subject: PC64 Banks Road

Kia ora e hoa. Good to chat today.

As per our discussion, I had tried to get a reply from Andrea for some time, but unfortunately, she must have been too busy.

With her departure, I send you the PC64 Banks Road development by Kaha Ake. I completed the Cultural Values Assessment some time ago and sent it to Hinerangi and Andrea for endorsement.

The CVA aligns well with the outcomes and direction established for Maea Fields, and reflects the key cultural principles and values discussed previously.

Both Ngāti Hauā and Ngāti Hinerangi have endorsed the report and we are now seeking Raukawa endorsement.

Looking forward to your email reply to this tono e hoa.

I have cc Ben Inger, the planner who is leading the project.

Mauri ora.

Norm Hill | Director
Te Hira Consultant Ltd
P: 021 806652
A: 38 Galloway Street
Hamilton 3216

Ben Inger

From: Norm Hill <norm@tehira.co.nz>
Sent: Monday, 30 March 2026 4:10 pm
To: Ben Inger
Subject: Fw: Banks Road PC64

As discussed.

Get Outlook for Android

From: Hinerangi Vaimoso <hinerangivaimoso@ngatihinerangiiwi.co.nz>
Sent: Monday, March 30, 2026 3:50:51 PM
To: Norm Hill <norm@tehira.co.nz>
Cc: Andrea Julian <andrea.julian@raukawa.org.nz>
Subject: Re: Banks Road PC64

Arohamai. Been slammed but aē, can confirm my endorsement.

Ngā mihi!

Hinerangi Vaimoso
EA to CE Chris McKenzie I Communications I Social Funding
M: 0211991699
E: hinerangivaimoso@ngatihinerangiiwi.co.nz
W: www.ngatihinerangiiwi.co.nz



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On Thu, 19 Mar 2026 at 12:48 PM, Norm Hill <norm@tehira.co.nz> wrote:

> Kia ora korua. Seeking endorsement for this CVA for PC64.
>
> Please come back to me koa.
>
> Norm

Norm Hill | Director
Te Hira Consultant Ltd

P: 021 806652

A: 38 Galloway Street

Hamilton 3216

From: Norm Hill
Sent: Monday, 2 March 2026 3:56 PM
To: Hinerangi Vaimoso <hinerangivaimoso@ngatihinerangiiwi.co.nz>; Andrea Julian <andrea.julian@raukawa.org.nz>
Subject: Banks Road PC64

Kia ora kōrua.

As you are aware, the PC64 Banks Road development by Kaha Ake is progressing. I have now completed the Cultural Values Assessment for your review and endorsement.

The CVA aligns well with the outcomes and direction established for Maea Fields, and reflects the key cultural principles and values discussed.

I am therefore seeking your endorsement of the CVA. I am happy to hui and go over the document kanohi ki te kanohi if required.

Ngā mihi

Norm Hill | Director

Te Hira Consultant Ltd

P: 021 806652

A: 38 Galloway Street

Hamilton 3216

Ben Inger

From: Norm Hill <norm@tehira.co.nz>
Sent: Tuesday, 31 March 2026 9:44 am
To: Ben Inger
Subject: PC64 endorsement Ngāti Hauā for CIA

Kia ora Ben.

As the mandated Taiao lead for Ngāti Hauā, I can confirm that as the writer of the CIA for PC64, I support and endorse it, alongside Ngāti Hinerangi, and just awaiting Raukawa reply.

Mauri ora.

Norm

Norm Hill | Director
Te Hira Consultant Ltd
P: 021 806652
A: 38 Galloway Street
Hamilton 3216

NZ TRANSPORT AGENCY WAKA KOTAHI

www.nzta.govt.nz

44 Bowen Street
Pipitea, Wellington 6011
Private Bag 6995
Wellington 6141
New Zealand
T 0800 699 000
www.nzta.govt.nz

NZ Transport Agency Waka Kotahi Reference: Application-2025-1485

26 March 2026

Classic Developments
C/- Bryce Hall
Traffic Planning Consultants LTD

Sent via Email: bryce@trafficplanning.co.nz

Dear Bryce,

Proposed Private Plan Change 64 MPDC – Banks Road, Matamata – Classic Developments

Thank you for your request for comments from NZ Transport Agency Waka Kotahi (NZTA). NZTA has reviewed the Integrated Transport Assessment (ITA), dated February 2026 (Ref 250548) and has considered the proposal as follows:

Proposal

The applicant is seeking comment from NZTA for a proposal to rezone approximately 26 hectares of land located between the Maea Fields Stages 1 to 3 development and Banks Road in Matamata from Rural Zone to Residential Zone. The site is identified as a Future Residential Policy Area in the Matamata-Piako District Plan and is subject to the Banks Road to Mangawhero Road Structure Plan.

A Masterplan has been developed for the site which identifies an indicative yield of approximately 430 residential lots, based on lot sizes ranging from 325m2 to greater than 450m2. This indicative yield is within the net density target range of 20 to 25 dwellings per hectare as identified in the Future Proof strategy.

The site is located between Tokotoko Parade and Banks Road. The additional traffic generated by the Residential Zone for the plan change will access the public road network via:

• The intersection of Tokotoko Parade and Burwood Road,

• The intersection of Burwood Road and banks Road.

From these two intersections, traffic will be distributed to the south towards the intersection of State Highway 27 with Burwood Road and to the north towards the intersection of State Highway 24 with Burwood Road. A proportion of traffic heading to the north will access Matamata Town Centre via the local road network and not necessarily pass through the State Highway 24 intersection.

Assessment

In assessing the proposed activity, NZTA notes the following:

- The key consideration for NZTA is the impact that the plan change may have on the intersection of State Highway 27 with Burwood Road and the intersection of State Highway 24 with Burwood Road.

- The traffic generation potential of the plan change is approximately 4,400 traffic movements per day with commuter peak hour traffic generation of about 485 traffic movements per hour.
- As addressed above, traffic will access the road network via existing intersections with Burwood Road and Tokotoko Parade.
- In this location, State Highway 27 runs from the north-west to the south-east across the railway line. Two right turn bays are provided for vehicles turning into Burwood Road and Firth Street.
- Burwood Road is located in the north-east of the intersection connecting to State Highway 27 with a “Give Way” control.
- At the Burwood Road and State Highway 27 intersection, the ITA dated February 2026 (Ref 50548) includes the SIDRA analysis which indicates that with the plan change traffic in place that queuing during the AM peak period is likely to extend back from the State Highway 27 intersection to a point north of the Banks Road intersection. To ensure that the intersection of Banks Road and Burwood Road continue to operate appropriately, the applicant has proposed to undertake marking of a “Keep Clear” area on Burwood Road.
- Should proposed mitigation differ from the proposed ‘Keep Clear’ marking adjacent to Banks Road and Burwood Road intersection, further assessment will be required from NZTA.
- NZTA have reviewed the ITA provided and consider the analysis of the additional traffic generated in the 2035 design year indicates that the Burwood Road and State Highway 27 intersection has been assessed to continue to operate within its overall capacity.
- Attachment 9 of the ITA dated February 2026 (Ref 50548) refers to the SIDRA Intersection Analysis Results – 2035 Base Flows + Plan Change – Burwood Road and State Highway 27. NZTA consider further assessment and review will be required from the NZTA should any further investigation be undertaken for the Burwood Road and State Highway 27 intersection show a decrease of the Level of Service (LOS) at the intersection approaches.
- At the Burwood Road and State Highway 24 intersection, from the ITA dated February 2026 (Ref 50548) the SIDRA analysis results indicate that the intersection will operate well within its practical capacity in 2035. During the AM Peak Hour, queues of around 10 vehicles are likely to form on the Burwood Road approach to the roundabout with drivers experiencing an average delay of around 14 seconds.
- NZTA have reviewed the ITA provided and consider the analysis of the additional traffic generated in the 2035 design year indicates that the Burwood Road and State Highway 24 intersection will continue to operate within its overall capacity.
- Attachment 10 of the ITA dated February 2026 (Ref 50548) refers to the SIDRA Intersection Analysis Results – 2035 Base Flows + Plan Change – Burwood Road and State Highway 24. NZTA consider further assessment and review will be required from the NZTA should any further investigation be undertaken for the Burwood Road and State Highway 24 intersection show a decrease of the Level of Service (LOS) at the intersection approaches.
- NZTA understands that within the Banks Road to Mangawhero Road Structure Plan Annotation included in the Matamata-Piako District Plan, there are provisions regarding Subdivisions within the Residential Zone (9.4.1) to ensure the following: ‘Any subdivision consent application shall include an assessment of the potential transport effects through a relevant Integrated Transport Assessment, in consultation with the NZ Transport Agency’. NZTA supports the continued inclusion of this provision.
- On the basis of the above, NZTA are not opposed to the Proposed Plan Change in principle. NZTA considers that further consultation may be appropriate should the proposal be subject to change.

If you have any queries regarding the above or wish to discuss matters further, please feel free to contact the Environmental Planning team at environmentalplanning@nzta.govt.nz.

Yours sincerely,

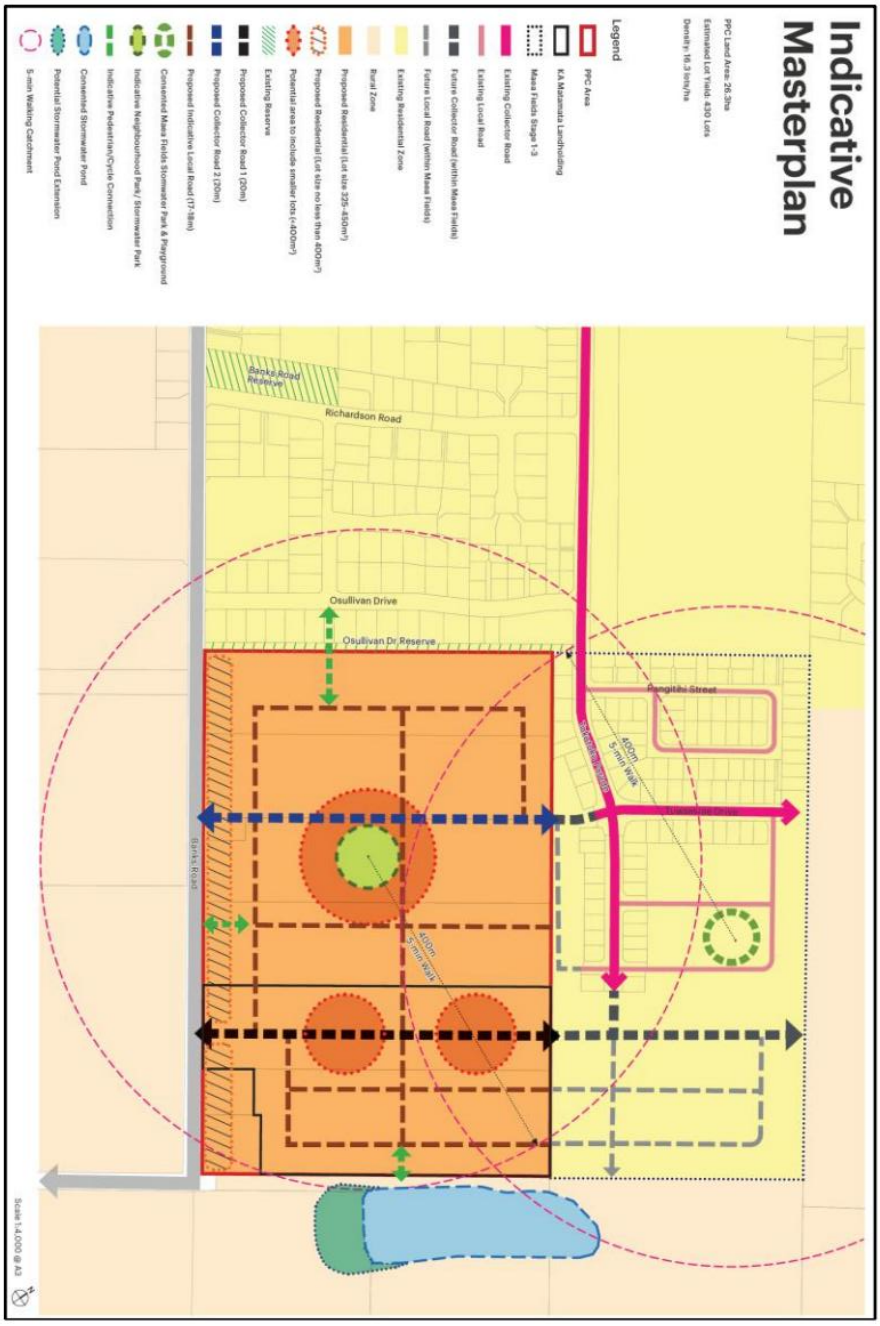


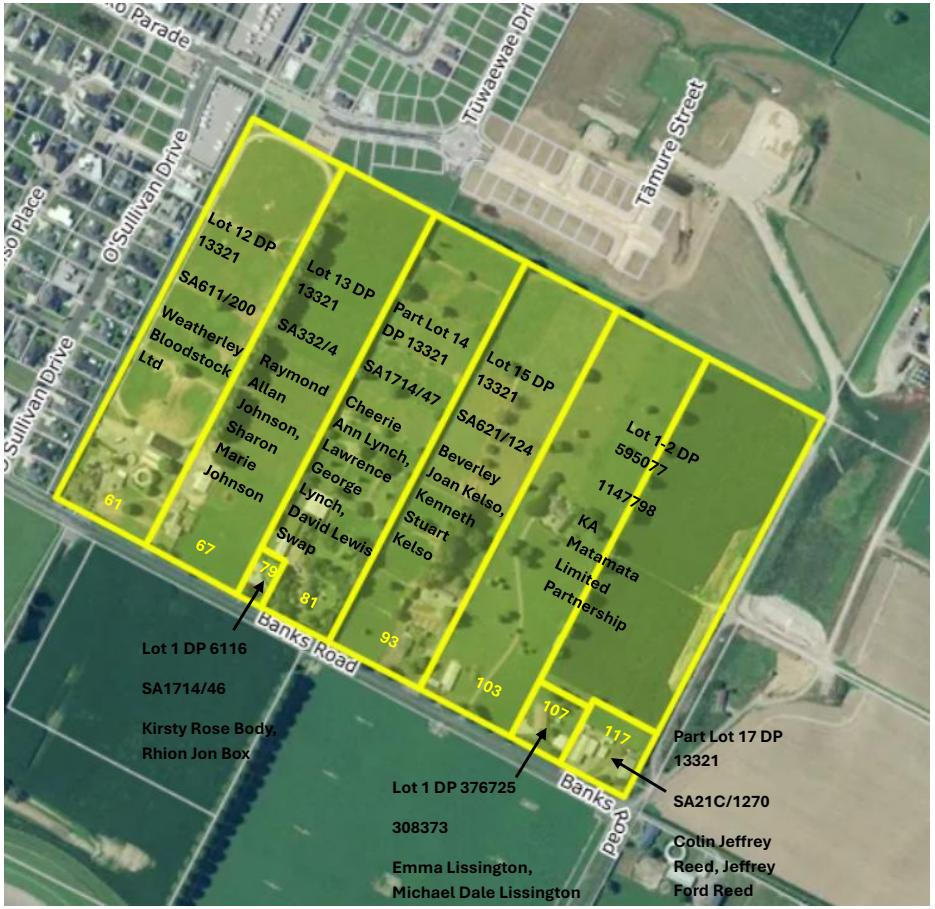
Tayla Cowper
Intermediate Planner
Poutiaki Taiao / Environmental Planning, System Design, on behalf of NZ Transport Agency Waka Kotahi.

Enclosed:

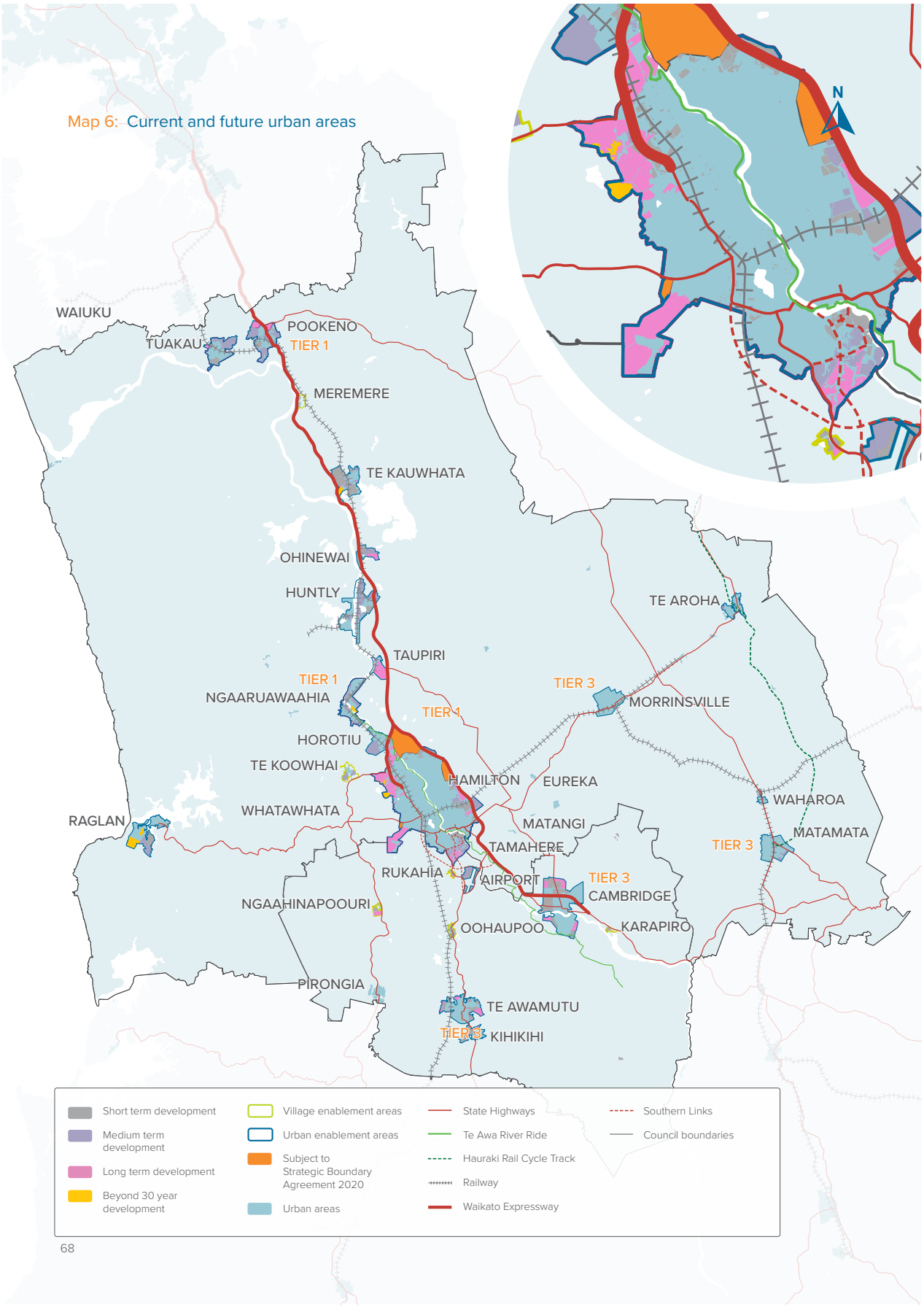
- Attachment 1: Proposed Master Plan

Attachment 1: Proposed Indicative Master Plan




Parade
Tūwaewae Dri
Tāmure Street
O'Sullivan Drive
Sullivan Drive
Lot 12 DP 13321
SA611/200
Weatherley Bloodstock Ltd
Lot 13 DP 13321
SA332/4
Raymond Allan Johnson, Sharon Marie Johnson
Part Lot 14 DP 13321
SA1714/47
Cheerie Ann Lynch, Lawrence George Lynch, David Lewis Swap
Lot 15 DP 13321
SA621/124
Beverley Joan Kelso, Kenneth Stuart Kelso
Lot 1-2 DP 595077
1147798
KA Matamata Limited Partnership
61
67
79
81
93
103
107
117
Banks Road
Lot 1 DP 6116
SA1714/46
Kirsty Rose Body, Rhion Jon Box
Lot 1 DP 376725
308373
Emma Lissington, Michael Dale Lissington
Part Lot 17 DP 13321
SA21C/1270
Colin Jeffrey Reed, Jeffrey Ford Reed

Map 6: Current and future urban areas



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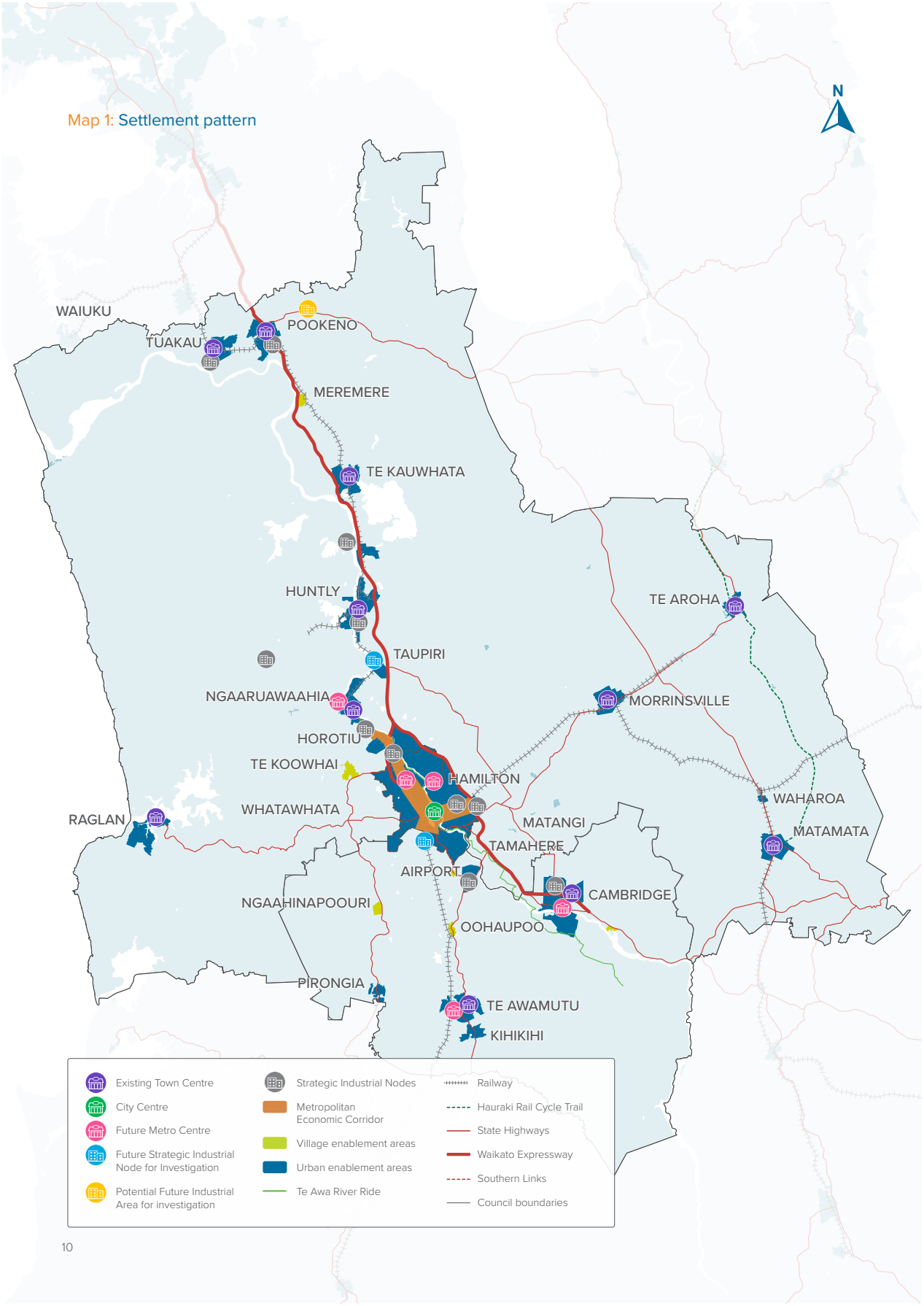
Map 1: Settlement pattern



10

ecoLogical solutions ltd
195 main road, ellerslie, auckland
e. ccroft@ecologicalsolutions.co.nz
w: www.ecologicalsolutions.co.nz

22 June 2026

Attention: KA Matamata Limited Partnership
c/- Ben Inger - Monocle

Re: PC64 Ecological Assessment

INTRODUCTION

Ecological Solutions Limited (ESL) was engaged by KA Matamata Limited Partnership (KA Matamata) to undertake an ecological assessment of 61–117 Banks Road, Matamata ('the Site') in response to Waikato Regional Council's (WRC) staff feedback on Plan Change 64 (PC64) to the Matamata-Piako District Plan (MPDP). In a letter dated 18 May 2026, WRC identified that an ecological assessment was not submitted as part of the plan change application and recommended that an ecological assessment be undertaken to ensure that biodiversity values are appropriately managed in accordance with the Waikato Regional Policy Statement (WRPS) direction under objective ECO-01 and method ECO-M1 as set out below:

> *ECO-01 - that outlines that the full range of ecosystem types, their extent and the indigenous biodiversity that those ecosystems can support exist in a healthy and functional state; and.*
>
> *ECO-M1 prescribes that district plans shall maintain or enhance indigenous biodiversity, including by providing for positive indigenous biodiversity outcomes when managing activities including subdivision and land use change.*

This letter provides the outcomes of the ecological assessment aimed at satisfying ECO-01 and ECO-M1.

PROJECT DESCRIPTION

PC64 has been prepared on behalf of KA Matamata who are seeking to rezone approximately 26.3 ha of land near the southeastern edge of Matamata from Rural Zone to Residential Zone.

The partnership is currently developing Stages 2 and 3 of the Maea Fields residential development, which is located immediately north of the site. KA Matamata owns approximately 8.6 ha of land within the Site that will be developed as part of Maea Fields following Stages 2 and 3.

PC64 enables a planned, integrated extension of Matamata's existing urban area and "live-zones" approximately 26.3 ha as Residential Zone, updates the Banks Road to Mangawhero Road Structure Plan to reflect master planning and introduces a 400 m² minimum net lot size with a Restricted Discretionary consenting pathway for 325–399 m² lots (Comprehensive

Residential Development). The anticipated yield for the Plan Change site is approximately 430 dwellings (Monocole 2026).

ECOLOGICAL SETTING

The Site is located near the eastern edge of Matamata and is characterised as a peri-urban or rural lifestyle block made up of seven properties. The Site is contiguous with Residential zoned land to the north of the Site (the Maea Fields development) and to the west of the Site around O'Sullivan Drive and other surrounding roads. Land to the east and south (on the opposite side of Banks Road) of the Site is zoned Rural. The Site lies within the Hinuera Ecological District (ED). The Hinuera ED was historically mostly fernland and swamp with rare pockets of forest (McEwen 1987).

The Threatened Environment Classification (TEC), which combines data from three national databases: Land Environments of New Zealand (LENZ 2012), the Land Cover Database (LCDB), and the national protected areas network (Cieraad et al. 2015, Walker et al. 2015), is designed as a regional-national scale tool for assessing the threat status of land environments. This threat status is based on the loss of original natural vegetation cover and the extent to which the remaining indigenous vegetation is protected. The entire site and much of the Hinuera ED is within Threatened Environment Classification 1 (<10% indigenous cover left), which means that any remaining indigenous vegetation would be ecologically important because of its rarity.

ASSESSMENT APPROACH

A comprehensive desktop assessment of available information including GIS datasets (e.g., Land Cover Database version 5.0 (LCDB V5.0), Waikato Regional Council), satellite imagery (e.g., Google Earth, Retrolens), existing ecological reporting, the application assessment of environmental effects and fauna databases (e.g., eBird, Department of Conservation Bioweb, Department of Conservation National Bat database and Waikato Regional Council Bat Distribution) was undertaken prior to visiting the Site.

The Site was surveyed by Chad Croft, an ecologist with 25+ years' experience, on 11 June 2026. Not all of the Site was walked in its entirety due to access permission restrictions; however, where possible vegetation was photographed and described in terms of composition, value, structure, and integrity from suitable vantage points. Any 'Threatened' or 'At Risk' plant species encountered were recorded. Any potential wetlands were identified in accordance with the RMA 1991 definition and the National Policy Statement for Freshwater Management (NPS) 2020. All birds seen or heard during the Site survey were recorded. Any potential lizard or bat habitat onsite was identified, and photographed.

Ecological values were assigned following the approach outlined in the Environment Institute of Australia and New Zealand's (EIANZ) Ecological Impact Assessment guidelines (EcIAG) (Roper-Lindsay et al. 2018). The EcIAG outline a standardised approach for defining ecological values. The approach involves assessing four matters including representativeness, rarity/distinctiveness, diversity/pattern and ecological context with consideration of the attributes outlined in Table 4 of the EcIAG (Appendix B). The overall ecological values within the Site and vicinity were assigned based on the four matters outlined above and using the scoring system outlined in Table 6 of the EcIAG.

ECOLOGICAL VALUES

Vegetation

Planning maps in the Matamata-Piako District Plan do not show any significant natural areas (SNAs) or protected trees within or near the Site. The nearest mapped SNA was c. 1.5 km east of the Site along the Mangawhero Stream.

The predominant vegetation type within the Site consisted of managed/improved pasture which included rye grass (*Lolium perenne*), clover (*Trifolium* spp), and other common herbaceous pasture species mixed with broad-leaved dock (*Rumex obtusifolius*) and creeping buttercup (*Ranunculus repens*). Shelterbelts marked many of the property/paddock boundaries and were primarily composed of Leyland cypress (*Cupressus x leylandii*) with a mixed barberry (*Berberis glaucocarpa*), Chinese privet (*Ligustrum sinense*) and Japanese honeysuckle (*Lonicera japonica*) hedgerow marking the western boundary of 61 Banks Road. The residential dwellings had well established exotic gardens with a variety of ornamental species. Approximately 4.1 ha of the Site was managed for crops including maize and potatoes (Figure 1). No wetland features were noted within the Site.

A number of scattered, singular native tree species were noted throughout the Site including totara (*Podocarpus totara*), kahikatea (*Dacrycarpus dacrydioides*) and kauri (*Agathis australis*) with the majority of the trees onsite being mixed exotics including poplar (*Populus* spp), oak (*Quercus* spp), birch (*Betula pendula*), willow (*Salix babylonica*) and plane (*Platanus orientalis*) (Figure 1).

The ecological value of the vegetation communities noted within the Site was assessed as 'low' (Table 1).



Figure 1: Representative photos of vegetation communities across the Site.

Table 1: Ecological value of the vegetation communities within the Site.

Criteria for assessment	Description for the Site	Rating
Representativeness	Vegetation does not represent any native ecosystem type.	Very low
Rarity/distinctiveness	Vegetation is neither rare nor distinctive and is primarily exotic.	Very low
Diversity and pattern	Vegetation has a low level of diversity and pattern.	Low
Ecological context	Botanically, the vegetation does not provide a source of abundant native seed to the local environment. Vegetation communities present do not provide substantial ecosystem services.	Low
Overall value		**Low**

Birds and Bird Habitat

The eBird database includes records of 68 bird species within a c. 10 km radius of the Site. Bird species recorded in eBird are those typically expected in modified farmland and semi-urban areas. Of the native species recorded, 16 are considered to be 'At Risk' or 'Threatened' (Robertson et al. 2021). Of these, 10 are water birds which are unlikely to use the Site because there is no habitat present for them and six are confined to conservation areas. There were multiple records of karearea - New Zealand falcon (*Falco novaeseelandiae*) which are regarded as 'Threatened – Nationally Vulnerable' (Robertson et al. 2021) and New Zealand pipit (*Anthus novaeseelandiae*) 'At Risk – Declining' which are most likely to not use the Site.

Birds observed or heard during the Site survey included common native and exotic species such as pūkeko (*Porphyrio melanotus*), welcome swallow (*Hirundo neoxena*), spur-winged plover (*Vanellus miles*), New Zealand fantail (*Rhipidura fuliginosa*), chaffinch (*Fringilla coelebs*), starling (*Sturnus vulgaris Linnaeus*), blackbird (*Turdus merula Linnaeus*), and house sparrow (*Passer domesticus*).

Bird habitat was characterised by the open pasture, scattered individual mixed exotic and native trees and substantial shelterbelts (Figure 2). The habitat available likely provided some nesting and adequate foraging resources for many of the species observed. As a result of the Site only supporting common bird species and the highly modified habitat, the ecological value of the Site for birds and bird habitat was considered 'low' (Table 2).



Figure 2: Representative bird habitat within the Site.

Table 2: Ecological value of birds and bird habitat within the Site.

Criteria for assessment	Description for the Site	Rating
Representativeness	The habitat for birds within the Site is typical of rural/ peri urban habitats utilised by common native and introduced birds within the Waikato Region. The habitats are not representative of indigenous habitats.	Low
Rarity/ distinctiveness	No rare, 'At Risk', or 'Threatened' avian species were observed within the Site during the survey. Records of species of conservation interest near to the Site are generally associated with specific habitats which do not occur within the Site. Some species of conservation interest could use the Site; however, their presence is likely to be rare and infrequent.	Low
Diversity and pattern	The avifauna present during site surveys comprised common native and exotic species and lacked the diversity present in intact natural ecosystems.	Low
Ecological context	Habitat for birds in the Site includes areas suitable for foraging, roosting, and breeding activities for common native and exotic species. With the majority of the surrounding areas cleared for agriculture or being urbanised, these habitats may play an important role in the survival of the native birds that utilise them.	Moderate
Overall value		**Low**

Lizards and Lizard Habitat

The Department of Conservation Bioweb database contained only two records of native lizards (Copper skink - *Oligosoma aeneum*) within 12 km[1] of the Site. Copper skinks are a ground dwelling native lizards with a conservation status of 'At-Risk Declining' (Hitchmough et al. (2026). Copper skinks are known to be present throughout much of the Waikato region lowlands.

[1] Distance reflective of ESL data sharing agreement with the Department of Conservation.

There were small isolated areas of rank grass, dense hedgerows and organic/inorganic debris which could provide potential habitat for ground dwelling skinks within the Site. The habitat is not ideal for native skinks as the majority of the Site is regularly disturbed by livestock grazing and/or maintenance activities associated with lifestyle living and a likely abundance of mammalian predators. The high level of urbanised development surrounding the Site limits the available migration corridors and source habitats for skinks as well. If lizards are present, they will be at low levels such that detection could be difficult during any surveys. No indigenous lizards were noted on Site during manual habitat searches. Consequently, the ecological value of the Site for native lizards and lizard habitat was considered 'low' (Table 3).



Figure 3: Potential lizard habitat features

Table 3: Ecological value of lizards and lizard habitat within the Site.

Criteria for assessment	Description for the Site	Rating
Representativeness	The habitat for lizards within the Site is not representative of natural habitat for ground dwelling skinks and is subject to frequent disturbance associated with farming and lifestyle living.	Low
Rarity/ distinctiveness	Native lizards are unlikely to be present within the Site due to the frequency of disturbance, absence of suitable habitat connectivity and the likely presence of an abundance of predators. If lizards are present, they are likely to be copper skink; however, at densities lower than are detectable.	Low
Diversity and pattern	Habitat for ground dwelling skinks is scarce across the Site and lacks complexity and diversity. Habitat features present are not reflective of sustainable or indigenous habitats.	Low
Ecological context	Copper skinks are of conservation concern. Available habitat, particularly across grazed farmland, that can support individuals may be important in an ecological context. The Site is not well connected to larger habitats.	Moderate
Overall value		**Low**

Bats and Bat Habitat

The Department of Conservation national bat database contains records of long-tailed bat activity within c. 2.5 km of the Site. ESL conducted acoustic surveys for bats associated with a nearby project and recorded long-tailed bat activity c. 1.2 km from the Site. This information has yet to be uploaded to the national database. The majority of bat activity previously recorded within 25 km of the Site exists west of the Site at Te Miro Reserve and along the Waikato River. No acoustic surveys were undertaken within the Site.

The Site contained scattered suitably sized (i.e. .15 cm diameter at breast height) exotic trees for roosting (Figure 4); however, most of the trees were younger and presented only limited bat roost potential due to the lack of features. A large poplar, located just outside the northern boundary of the Site, was noted as containing potential bat roost features (Figure 5). The pasture areas may provide some foraging opportunities; however, the relative abundance of artificial light both onsite and associated with the neighbouring urban development is likely to reduce the suitability and therefore likelihood of long-tailed bats using the site for foraging. The absence of any structural corridors providing suitable commuting routes in close proximity to the Site suggests long-tailed bats are not likely to be commuting to or from Site. As a result, the ecological value of the Site for bats and bat habitat was considered 'low' (Table 4).



Figure 4: Suitably sized potential bat roost trees without bat roost features.



Figure 5: Potential bat roost feature.

Table 4: Ecological value of bats and bat habitat with the Site.

Criteria for assessment	Description for the Site	Rating
Representativeness	The habitat for bats within the Site is not representative of natural habitat for foraging or roosting and is subject to frequent disturbance associated with farming and lifestyle living.	Low
Rarity/ distinctiveness	While long-tailed bats are considered 'Threatened (Nationally critical)' (O'Donnell et al. 2023) and previously recorded activity within c. 1.2 km, there is a low likelihood of long-tailed bats utilising the Site due to the habitat features present and the existing disturbance regime including artificial light.	Moderate
Diversity and pattern	The Site does not provide suitable commuting or roosting habitat for long-tailed bats. The pasture areas may provide foraging resources; however, it is unlikely long-bats utilise the Site due to the absence of suitable commuting corridors leading to and from the Site and the expected abundance of artificial light emanating from the current lifestyle dwellings and neighbouring urbanisation.	Low
Ecological context	The absence of structural connectivity between the Site and known long-tailed bat habitat in the wider landscape minimises the value of the Site in terms of ecological context. The habitat onsite would not likely provide a functional stepping stone between fragments of habitat within the wider landscape.	Low
Overall value		**Low**

Freshwater Habitats

No watercourses were noted within the Site. A large artificial, vegetated swale/drain was located outside the northern boundary, separating the Site from the newly developed Maea Fields site. There were no freshwater ecological values within the Site.



Figure 6: Grassed swale running east/west outside northern boundary of the Site.

EFFECTS MANAGEMENT APPROACH

While the ecological values noted with the Site were 'low' in accordance with the EcIAG, much of our native fauna are protected under the Wildlife Act 1953. Consequently, additional surveys may be required at the time of resource consent application as habitat conditions may change over time. For certain fauna there are specific survey windows which need to be adhered to, to ensure the outcomes are valid. Lizards and bats should be surveyed and managed between October and April inclusive.

The management of native fauna which may be present at the time of vegetation clearance and earthworks, can be adequately managed via the development and implementation of fauna specific management plans. These management plans can outline specific measures to ensure any effects on fauna species present at the time are minimised and that any injury or death to protected wildlife is avoided.

For example, if it is impracticable to clear vegetation outside the primary bird breeding season (September to February inclusive) then management measures such as a breeding bird nest survey should be undertaken prior to vegetation clearance. If an occupied nest is discovered, a 20 m setback should be established around the nest to ensure disturbance is minimised until any chicks have fledged or the nest is abandoned as determined by a suitably qualified ecologist. Similarly, if the clearance of suitably sized trees with potential bat roost features is to occur, implementation of the Department of Conservations bat roost protocols should be undertaken prior to felling. The development and implementation of any management plans should be undertaken by suitably qualified ecologists.

CONCLUSION

The Site was characterised by typical peri-urban/rural lifestyle blocks dominated by managed exotic pasture, and cropped land with scattered mixed exotic and native trees. The ecological values identified within the Site associated with vegetation, birds, lizards, bats and their associated habitats were determined to be 'low' in accordance with the ecological impact assessment guidelines (Roper-Lindsay et al. 2018). While the ecological values are low, much of our native fauna are protected under the Wildlife Act 1953 and as such additional surveys may be required as part of any resource consent application.

Any protected wildlife identified within the Site at the time of vegetation clearance and earthworks can be adequately managed through the implementation of fauna specific management plans with measures applied during appropriate periods of least risk. Development and implementation of any management plans should be undertaken by suitably qualified ecologists.

Yours sincerely



Chad Croft

Senior Ecologist

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Civic Financial Services Ltd
SERVICING LOCAL GOVERNMENT ACROSS NEW ZEALAND

ANNUAL REPORT 2025

Civic Financial Services Ltd
SERVICING LOCAL GOVERNMENT ACROSS NEW ZEALAND

CHAIR'S REPORT

FOR THE YEAR ENDED 31 DECEMBER 2025

IT IS MY PLEASURE TO PRESENT CIVIC FINANCIAL SERVICES LIMITED'S 65TH ANNUAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2025.

The past year has been one of high activity, delivery and change across the Civic group. Against a backdrop of economic uncertainty, market volatility and ongoing reform within the local government sector, Civic has gone from strength to strength as a trusted service provider, administrator and steward of sector owned financial arrangements.

Our deliberate investment in people, systems and capability in 2025 ensures Civic remains resilient, responsive and well positioned for the future, and ended with a modest surplus, in line with our aim to minimise surpluses and keep superannuation fees for members as low as possible.

Civic Financial Services

Civic Financial Services exists to support local government through the provision of specialist financial administration, governance support and sector-focused expertise. Civic owns Local Government Superannuation Trustee Limited (LGST) and Local Government Mutual Funds Trustee (LGMFT). We provide administrative and management services to LGST for their two superannuation schemes (SuperEasy KiwiSaver Superannuation Scheme & Local Government Superannuation Scheme), LGMFT for their two liability products (NZ Mutual Liability Riskpool & Civic Liability Pool), as well as the Local Authority Protection Programme (LAPP).

In 2025, Civic's operational focus was on strengthening organisational capability and investing for the future. This included:

- targeted recruitment,
- refinements to organisational structure,
- investment in technology, and
- relocation to more appropriate premises.

Civic continued to maintain relationships across the sector, particularly with Taituarā and Local Government New Zealand (LGNZ). Engagement with councils increased markedly during the year through in-person tailored presentations, sector events, and webinars.

The Board remains confident that Civic's strategy—focused on service excellence, sector relevance and prudent governance—provides a strong platform for the years ahead.

Local Government Superannuation Trustee Limited (LGST)

Despite a challenging investment and economic environment, the Schemes experienced strong growth in funds under management, reaching approximately $700 million by the end of 2025, the highest level achieved to date.

The Schemes' fund annualised gross returns ranged from 7.12% to 14.43% for the calendar year. An amazing result. We encourage you to take advantage of this fantastic recruitment and retention tool by ensuring your staff are aware of this resource.

Civic Financial Services Ltd
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Riskpool and Civic Liability Pool (CLP)

Riskpool and CLP are long standing, sector-owned mutual liability arrangements that have, for a number of years, been in run-off. Civic provides administrative services to these entities.

During 2025, Civic continued to deliver quality financial reporting, governance support, transparency and member engagement. Significant effort was directed toward clearing historic matters, preparing accounts for audit, and supporting the Boards' understanding of key assumptions and risks.

Local Authority Protection Programme (LAPP)

LAPP continues to play a critical role in supporting councils with catastrophic infrastructure loss, particularly as the sector navigates ongoing reform in the water services environment. As LAPP's administrator, the Civic team have provided 'business as usual' services and responded enthusiastically to the opportunities presented by the emerging **Local Water Done Well** framework.

The Board acknowledges the significant work undertaken to position LAPP for the future and recognises its enduring value to councils as a sector-owned risk mitigation arrangement.

Our people and looking ahead

Across all parts of the Group, Civic's people have been central to delivery. The Board sincerely thanks the management team and staff for their professionalism, commitment and strong connection to the sector.

Looking ahead, Civic enters 2026 with strong foundations, enhanced capability and clear purpose. The Board is confident that Civic and the entities it supports are well placed to continue delivering for the sector.

On behalf of the Board, I thank our members, councils, partners and shareholders for their continued trust and support.



Craig Stevenson, **Chair**
April 2026

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SHAREHOLDERS' DETAILS BACK COVER

ANNUAL REPORT AND STATEMENT OF ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2025

Your Directors have pleasure in submitting the 65th Annual Report of the affairs of the Company, Civic Financial Services Limited ('Civic'), for the year ended 31 December 2025, which is to be presented at the Annual General Meeting of Members in June 2026.

Directors operate under a Charter which outlines the specific role and responsibilities of the Board. Each Director must be assessed as being fit and proper in accordance with Civic's Fit and Proper Policy and at least two Directors must be independent, being neither a member or an employee of a local authority. The Directors are all subject to Civic's Code of Conduct. The Board has a Risk and Audit Committee which is governed by its own Charter and is responsible for maintaining the Board's risk management processes and policies, including ensuring compliance with regulatory and legal standards.

1. PERFORMANCE

Civic's before-tax profit in 2025 was $22,881.

This compares unfavourably to the budgeted before-tax surplus of $133,750 as set out in the 2025 Statement of Intent.

This decreased profit is primarily due to increased costs over the year for staff remuneration, Directors Fees, office relocation costs, legal and consultancy expenses. The increased staff remuneration was partially recovered through increased administration fees charged.

2. OPERATIONS

Administration Services

Fees in 2025 from providing services to LAPP, Riskpool, the Local Government Superannuation Scheme and the SuperEasy KiwiSaver Superannuation Scheme were $3,416,223 (2024: $3,039,014).

Investment Revenue

Income from investments was $429,791 (2024: $552,013).

Sponsorship and Support for the Sector

Civic continues as a sponsor of Taituarā – Local Government Professionals Aotearoa events both at a regional and national level.

3. ASSOCIATED ENTITIES

Local Government Superannuation Trustee Limited

Local Government Superannuation Trustee Limited (LGST) is a 100% subsidiary of Civic and is the trustee to the Local Government Superannuation Scheme (SuperEasy Employer Scheme) and SuperEasy KiwiSaver Superannuation Scheme. Both Schemes are administered by Civic and are registered with the Financial Markets Authority. Director appointments to LGST are made by Local Government New Zealand (two), Civic (one), Council of Trade Unions (one), Taituarā (one) and one, who must be a Licensed Independent Trustee, by the LGST Board.

The Schemes feature low member charges and simple administration for councils. The Schemes offer an '*Automatic Fund*', in which each member's risk exposure is gradually and automatically switched from growth assets to income assets as the member gets older. The SuperEasy website is www.supereasy.co.nz.

The Schemes have a combined membership of 11,174 (December 2024: 11,376), with funds under management as at December 2025 of $700 million (December 2024 $629 million). Out of the 78 councils in the country, 72 (December 2024: 71) have chosen SuperEasy KiwiSaver as their Preferred KiwiSaver Provider, and 72 (December 2024: 70) have participated in the SuperEasy Employer Scheme.

The investments of the Schemes funds are managed by the investment fund managers according to their agreements with the Company. The current investment funds managers are Harbour Asset Management Limited and Mercer (NZ) Limited.

DIRECTORS' REPORT

LAPP Disaster Fund

LAPP is a charitable trust that was set up by LGNZ and Civic in 1993 to assist with the reinstatement of lost or damaged local government underground infrastructure. There are currently 22 council members in LAPP. LAPP's website is: www.lapp.org.nz. Civic is the administration and fund manager for LAPP.

Riskpool / Civic Liability Pool (CLP)

Riskpool provides public liability and professional indemnity cover for councils and has done so since 1997. It is a mutual liability fund governed by a trust deed and can call on its member councils for financial support. CLP is similar to Riskpool but has no facility for calls. Riskpool and CLP ceased providing cover from 1 July 2017 and are both in run-off mode. Riskpool is currently working through some claims that involve both weathertight and non-weathertight issues (mixed defect claims) before it can be wound up.

Local Government Mutual Funds Trustee Limited (LGMFT) is the trustee of Riskpool and CLP. Civic is the Fund Manager and Scheme Manager for Riskpool and Administration Manager for CLP.

A new loan agreement providing short term funding of up to $1,000,000 was entered into between Civic and LGMFT on behalf of Riskpool, during the year. No funding has been drawn down under the new agreement.

Civic Property Pool (CPP)

Civic Property Pool ('CPP') was a charitable trust registered on 10 August 2012 with the main objective to provide financial assistance for the reinstatement of lost or damaged local authority infrastructure and assets. Civic was the administration manager for CPP. Following a long period of inactivity since 2017, the wind-up of CPP was completed in March 2025.

4. DIRECTORS

As at 31 December 2025 there were five Civic directors: Marty Grenfell, Nicola Mills, Ken Morris, Sue Bidrose, and Craig Stevenson (Chair).

Director attendances at Board meetings held in 2026:

Marty Grenfell	7 / 8
Nicola Mills	7 / 8
Ken Morris	8 / 8
Craig Stevenson	7 / 8
Sue Bidrose	8 / 8

Section 139 of the Companies Act 1993

All Civic directors are directors of LGMFT except for Sue Bidrose who is independent of LGMFT.

There are no other notices required under section 139 of the Companies Act 1993 except for Directors' remuneration. Changes to the Directors' fee pool are approved by shareholders at an AGM. The Board determines the allocation per Director based on the duties of the individual Director. The Director fees for subsidiary companies are set by the Civic Board.

For the year ended 31 December 2025, Directors' remuneration was:

Marty Grenfell	$18,010
Nicola Mills	$27,013
Ken Morris	$18,010
Sue Bidrose	$18,010
Craig Stevenson	$36,020
	$117,063

In addition, the following Directors received fees in relation to their directorships of LGMFT:

Marty Grenfell	$40,000
Nicola Mills	$23,000
Ken Morris	$23,000
Craig Stevenson	$20,000
	$106,000

Interests Register

Directors' interests are tabled at the beginning of each Board meeting. Directorship and other disclosures as at 31 December 2025 were:

Marty Grenfell	Chair of Local Government Mutual Funds Trustee Ltd; Member of SuperEasy KiwiSaver Superannuation Scheme; Chief Executive of Tauranga City Council; Director of Bay of Plenty Local Authority Shared Services (BoPLASS); Trustee of Te Manawataki o Te Papa Settlement Charitable Trust

Nicola Mills	Director of Local Government Mutual Funds Trustee Ltd; Chief Financial Officer of City Rail Link Ltd
Ken Morris	Director of Local Government Mutual Funds Trustee Ltd; Member of Local Government Superannuation Scheme and SuperEasy KiwiSaver Superannuation Scheme; Treasurer of Waipa Community Trust; Shareholder / Director Morris Manapouri Investments Limited and Groovy Food Catering Co. Ltd; Trustee of Harry and Pauline Morris Family Trust; Chair of Village Lake Apartments Body Corporate (Hanmer Springs); Director of KM Solutions & Advisory (including contract work for Matamata-Piako District Council); Chair of Te Awamutu Christian Churches Trust
Craig Stevenson	Director of Local Government Mutual Funds Trustee Ltd; Member of Local Government Superannuation Scheme and SuperEasy KiwiSaver Superannuation Scheme; Trustee of Ratanui Trust; Director of Stevenson & Associates; Wife Fiona Aitken being the Chief Executive of South Taranaki District Council (one of Civic's members/owners)
Sue Bidrose	Trustee of Wise Charitable Trust and Chair of Wise Subsidiaries (Te Pou Ltd and Blueprint Ltd); Director of Wise subsidiaries - Westella Ltd and Social Innovation Ltd; Director of Meadow Mushrooms Ltd and Cypress Enterprise Ltd; Commissioner of Local Government Commission; Director of Research Funding New Zealand

The Company provides Directors and officers with, and pays the premiums for, Directors' and Officers' liability insurance to the full extent allowed for in accordance with the requirements of the Companies Act 1993. The renewal of the Company's Directors' and Officers' liability insurance was entered in the Interests Register pursuant to sections 162 and 163 of the Companies Act 1993. The insurance does not cover liabilities arising from criminal actions or deliberate and reckless acts or omissions by the Directors. The cover includes indemnity of costs and expenses incurred in defending an action that falls within the scope of the indemnity.

Use of Information

Directors, individually or collectively, may obtain independent professional advice relating to any matters concerning the Company's business or in relation to the discharge of the Director's responsibilities. Subject to approval of the Chair the Company will reimburse the Director(s) some or all of the reasonable costs of the advice. During the reporting period, no Director has sought leave to obtain such advice.

Loans to Directors

No loans or advances have been made to Directors, their spouses or dependants, or to related parties during the year.

5. EMPLOYEE REMUNERATION

Detailed below is the number of employees who received remuneration of $100,000 or more in their capacity as employees during the year ended 31 December 2025.

Remuneration	Number of Employees
$100,000 – $110,000	3
$110,000 – $120,000	1
$180,000 – $190,000	1
$290,000 – $300,000	1

The above remuneration includes Company contributions to employees' superannuation (KiwiSaver and other), medical insurances and discretionary bonus payments.

6. AUDIT AND RISK MANAGEMENT

Pursuant to Section 15 of the Public Audit Act 2001 the Company's auditor is the Auditor General who has appointed Hamish Anton using the staff and resources of Deloitte Limited to carry out the audit on his behalf.

The Risk and Audit Committee comprises the full Board. Nicola Mills was appointed Chair of this committee on 17 June 2022. The Committee met five times in 2025: the Auditor attended three of those meetings and at one of those meetings proceedings took place without management present.

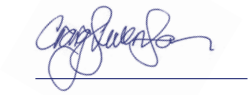
DIRECTORS' REPORT

7. DONATIONS

No donations have been made during the year by any Company in the Group (2024: $0).

8. STAFF

The Directors sincerely thank the staff - Charlie Howe, Glenn Watkin, Ian Brown, Racheal Harold, Ivy Liang, Lisa Lummis, Jen McGahan, Henda Chandrasena, Wendy Riley, David Lloyd, Sarah Westgarth and Stephen Ferson - for their work and support during the year.



Craig Stevenson, **Chair**
April 2026

DIRECTORY

DIRECTORS

Craig Stevenson (Chair)

Marty Grenfell

Nicola Mills

Ken Morris

Sue Bidrose

EXECUTIVE OFFICERS

Chief Executive : Charlie Howe

Chief Financial Officer : Glenn Watkin

COMPANY REGISTRATION NO: 13271

AUDITORS

The Auditor General, who has appointed Hamish Anton, Deloitte Limited to carry out the audit on his behalf

BANKERS

ANZ Banking Group (New Zealand) Limited

LEGAL ADVISERS

Dentons Kensington Swan

REGISTERED OFFICE

Level 6, Wellington Chambers, 154 Featherston Street, Wellington 6011

POSTAL ADDRESS

Civic Financial Services Ltd, PO Box 5521, Wellington 6140

OTHER CONTACT DETAILS

Telephone: (04) 978 1250

Email: admin@civicfs.co.nz

Website: www.civicfs.co.nz

The Company is a participant in the Insurance & Financial Services Ombudsman Scheme (Inc)
Participant Number 2000427

Deloitte.

INDEPENDENT AUDITOR'S REPORT

TO THE READERS OF CIVIC FINANCIAL SERVICES LIMITED'S CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2025

The Auditor-General is the auditor of Civic Financial Services Limited and its subsidiaries (the 'Group'). The Auditor-General has appointed me, Hamish Anton, using the staff and resources of Deloitte Limited, to carry out the audit of the consolidated financial statements of the Group on his behalf.

OPINION

We have audited the consolidated financial statements of the Group on pages 10 to 31, that comprise the consolidated statement of financial position as at 31 December 2025, the consolidated statement of comprehensive income, consolidated statement of changes in equity and consolidated statement of cash flows for the year ended on that date and the notes to the consolidated financial statements that include accounting policies and other explanatory information.

In our opinion, the consolidated financial statements of the Group:

- present fairly, in all material respects:
  - its financial position as at 31 December 2025; and
  - its financial performance and cash flows for the year then ended.
- comply with generally accepted accounting practice in New Zealand in accordance with Public Sector Public Benefit Entity Standards Reduced Disclosure Regime ('PBE Standards RDR').

Our audit was completed on 17 April 2026. This is the date at which our opinion is expressed.

The basis for our opinion is explained below. In addition, we outline the responsibilities of the Board of Directors and our responsibilities relating to the consolidated financial statements, we comment on other information and we explain our independence.

BASIS FOR OUR OPINION

We carried out our audit in accordance with the Auditor-General's Auditing Standards, which incorporate the Professional and Ethical Standards and the International Standards on Auditing (New Zealand) issued by the New Zealand Auditing and Assurance Standards Board. Our responsibilities under those standards are further described in the Responsibilities of the auditor section of our report.

We have fulfilled our responsibilities in accordance with the Auditor-General's Auditing Standards.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

RESPONSIBILITIES OF THE BOARD OF DIRECTORS FOR THE CONSOLIDATED FINANCIAL STATEMENTS

The Board of Directors is responsible on behalf of the Group for preparing consolidated financial statements that are fairly presented and that comply with generally accepted accounting practice in New Zealand. The Board of Directors is responsible for such internal control as it determines is necessary to enable it to prepare consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Deloitte.

INDEPENDENT AUDITOR'S REPORT

In preparing the consolidated financial statements, the Board of Directors is responsible, on behalf of the Group, for assessing the Group's ability to continue as a going concern. The Board of Directors is also responsible for disclosing, as applicable, matters related to going concern and using the going concern basis of accounting, unless the Board of Directors intend to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

The Board of Directors' responsibilities arise from the Companies Act 1993.

RESPONSIBILITIES OF THE AUDITOR FOR THE AUDIT OF THE CONSOLIDATED FINANCIAL STATEMENTS

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements, as a whole, are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit carried out in accordance with the Auditor-General's Auditing Standards will always detect a material misstatement when it exists. Misstatements are differences or omissions of amounts or disclosures, and can arise from fraud or error. Misstatements are considered material if, individually or in the aggregate, they could reasonably be expected to influence the decisions of readers taken on the basis of these consolidated financial statements.

We did not evaluate the security and controls over the electronic publication of the consolidated financial statements.

As part of an audit in accordance with the Auditor-General's Auditing Standards, we exercise professional judgement and maintain professional scepticism throughout the audit. Also:

- We identify and assess the risk of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- We obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.
- We evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.
- We conclude on the appropriateness of the use of the going concern basis of accounting by the Board of Directors and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements, or if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- We evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with the Board of Directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Our responsibilities arise from the Public Audit Act 2001.

Deloitte.

INDEPENDENT AUDITOR'S REPORT

INDEPENDENCE

We are independent of the Group in accordance with the independence requirements of the Auditor-General's Auditing Standards, which incorporate the independence requirements of Professional and Ethical Standard 1: *International Code of Ethics for Assurance Practitioners* issued by the New Zealand Auditing and Assurance Standards Board.

Other than in our capacity as the auditor and the provision of other assurance services, we have no relationship with, or interests in, the Group.

Hamish Anton
Deloitte Limited
On behalf of the Auditor-General
Wellington, New Zealand

Statement of Accounts

Civic Financial Services Limited

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

FOR THE YEAR ENDED 31 DECEMBER 2025

	NOTE	2025 $	2024 $
REVENUE			
Administration Fees	17	3,416,223	3,039,014
Interest Income	4	429,791	552,013
Other Income		301	-
Total Revenue		3,846,315	3,591,027
EXPENDITURE			
Audit Fee	14		
Statutory Audit of the Financial Statements		58,207	52,327
Other Fees Paid to Auditors for Assurance Services		38,005	37,298
Other Fees Paid to Auditors for Entities Administered by Civic		108,949	73,786
Depreciation	7	14,756	10,923
Amortisation	7	35,166	41,644
Directors' Remuneration	3	117,063	113,441
Other Expenses	6	2,050,802	1,830,582
Employee Remuneration		1,342,100	1,118,843
Superannuation Subsidies		58,386	49,557
Total Expenditure		3,823,434	3,328,401
Surplus Before Taxation		**22,881**	**262,626**
Taxation Expense	10	9,396	76,261
TOTAL COMPREHENSIVE SURPLUS AFTER TAX ATTRIBUTABLE TO OWNERS OF THE COMPANY	15	**13,485**	**186,365**

This statement is to be read in conjunction with the notes on pages 14 to 31.

Civic Financial Services Limited

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

AS AT 31 DECEMBER 2025

	NOTE	2025 $	2024 $
SHAREHOLDERS' EQUITY			
Issued and Paid-Up Ordinary Shares			
Ordinary Shares fully paid up	15	10,763,506	10,763,506
Retained (Deficit) / Earnings	15	(88,949)	(102,434)
TOTAL EQUITY		**10,674,557**	**10,661,072**
Represented By:			
CURRENT ASSETS			
Cash and Cash Equivalents		183,621	1,445,290
Term Deposits		8,995,000	7,870,665
Accrued Interest		127,594	184,596
Sundry Debtors and Prepayments	12	642,451	469,703
Total Current Assets		9,948,666	9,970,254
NON CURRENT ASSETS			
Property and Equipment	7	122,186	31,232
Intangible Assets (Software)	7	73,057	50,826
Deferred Tax Asset	10	833,982	843,378
Total Non Current Assets		1,029,225	925,436
TOTAL ASSETS		**10,977,891**	**10,895,690**
CURRENT LIABILITIES			
Sundry Creditors and Accrued Charges	12	190,879	145,922
Accrued Holiday Pay		112,455	88,697
Total Current Liabilities		303,334	234,619
TOTAL LIABILITIES		**303,334**	**234,619**
EXCESS OF ASSETS OVER LIABILITIES		**10,674,557**	**10,661,072**

For and on behalf of the Board of Directors

CRAIG STEVENSON Director 17 April 2026

NICOLA MILLS Director 17 April 2026

This statement is to be read in conjunction with the notes on pages 14 to 31.

Civic Financial Services Limited

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

FOR THE YEAR ENDED 31 DECEMBER 2025

	NOTE	2025 $	2024 $
OPENING EQUITY		10,661,072	10,474,707
Total Comprehensive Surplus Net of Tax		13,485	186,365
CLOSING EQUITY		**10,674,557**	**10,661,072**

This statement is to be read in conjunction with the notes on pages 14 to 31.

Civic Financial Services Limited

CONSOLIDATED STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 DECEMBER 2025

	NOTE	2025 $	2024 $
CASH FLOWS FROM OPERATING ACTIVITIES			
Cash was provided from:			
Administration Fees Received		3,307,226	3,105,985
Other Income		301	-
		3,307,527	3,105,985
Cash was applied to:			
Payments to Suppliers and Employees		3,768,546	3,296,230
		3,768,546	3,296,230
Net Cash Flow (used in) / from Operating Activities	11	(461,019)	(190,245)
CASH FLOWS FROM INVESTING ACTIVITIES			
Cash was provided from:			
Investment Income		486,792	432,673
Term Deposits		7,870,665	6,651,929
		8,357,457	7,084,602
Cash was applied to:			
Term Deposits		8,995,000	8,155,664
Purchase of Property, Plant and Equipment		105,710	13,433
Purchase of Intangible Assets		57,397	69,308
		9,158,107	8,238,406
Net Cash Flow (used in) / from Investing Activities		(800,650)	(1,153,804)
Net (Decrease) / Increase in Cash Held		(1,261,669)	(1,344,049)
Opening Cash Balance as at 1 January		1,445,290	2,789,339
Closing Cash Balance as at 31 December		183,621	1,445,290
Being: **Cash and Cash Equivalents**		183,621	1,445,290

This statement is to be read in conjunction with the notes on pages 14 to 31.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2025

NOTE 1 REPORTING ENTITY

The reporting entity is Civic Financial Services Limited (the "Company"). The Group comprises the Company and its subsidiaries listed in note 2 (b). The Group provides financial services principally for New Zealand local government.

Statement of Compliance

The financial statements have been prepared in accordance with the requirements of the Companies Act 1993 and the Financial Reporting Act 2013, which include the requirement to comply with New Zealand general accepted accounting practice (NZ GAAP). The Group is a Tier 2 Public Sector Public Benefit Entity and the financial statements have been prepared in accordance with and comply with PBE Standards RDR. The Group is eligible and has elected to apply the PBE Standards RDR because its expenses are less than $33 million and it does not have a public accountability, as defined by XRB A1.

Basis of Preparation

The financial statements have been prepared on the going concern basis, and the accounting policies have been applied consistently throughout the year.

NOTE 2 STATEMENT OF ACCOUNTING POLICIES

General Accounting Policies

The measurement and reporting of profits on a historical cost basis have been followed by the Group, except for specific policies as described below. The reporting currency is New Zealand dollars, and all values are rounded to the nearest dollar. Prior year figures have been reclassified to align with current year presentation.

Critical Judgements and Estimates in Applying the Accounting Policies

In the application of the PBE Standards RDR the Directors are required to make judgements, estimates and assumptions about the carrying value of assets and liabilities that are not readily apparent from other sources. These are based on historical experience and other various factors and are reviewed on an ongoing basis.

The Directors believe that, as at the date of these financial statements, there are no significant sources of estimation uncertainty that have not been disclosed in these notes. The most significant judgements, estimates and assumptions made in the preparation of these financial statements are in respect of the recognition of the deferred tax asset (Note 10).

Particular Accounting Policies

The following particular accounting policies which materially affect the measurement of surplus and financial position have been applied. Further particular accounting policies are contained in the relevant notes to the financial statements.

(a) Consolidation of Subsidiaries

The Group financial statements incorporate the financial statements of the Company and its subsidiaries. All inter-company transactions, balances and unrealised profits are eliminated on consolidation.

(b) Investment in Subsidiaries

At 31 December 2025 the Company had three wholly owned subsidiaries which are all incorporated in New Zealand. Two of these, Local Government Superannuation Trustee Limited (“LGST”) and SuperEasy Limited with balance dates of 31 December and Local Government Mutual Funds Trustee Limited (“LGMFTL”) with its balance date of 30 June did not have any significant assets, liabilities, revenue or expenses during the years ended 31 December 2024 and 31 December 2025.

LGST is the trustee for Trustee for the Local Government Superannuation Scheme (“LGSS”) and SuperEasy KiwiSaver Superannuation Scheme (“SKSS”). The Company provides administrative services to LGSS and SKSS. SuperEasy Limited acts as a name protection company protecting the trading name of the LGST schemes. LGMFTL is the trustee of New Zealand Mutual Liability Riskpool (“Riskpool”) and Civic Liability Pool (“CLP”). The Company provides administrative services to Riskpool and CLP.

NOTE 2 STATEMENT OF ACCOUNTING POLICIES CONTINUED

(c) Administration Fees

Administration fees are recognised at the agreed amounts based on time and expenses incurred.

(d) Employee Benefits and Directors' Remuneration

Employee remuneration is recognised as an expense as employee provide services. Provision is made for benefits accruing to employees in respect of wages and salaries and annual leave when it is probable that settlement will be required and they are capable of being measured reliably.

Provisions made in respect of employee benefits are measured at their nominal values using the remuneration rate expected to apply at the time of settlement.

(e) Basis of Measuring Other Income and Expenses

Income and expenses are accounted for on an accruals basis. All revenue is exchange revenue.

(f) Interest Income

Interest income is recognised using the effective interest method.

(g) Changes in Accounting Policies

There have been no material changes in the accounting policies during the year. All policies have been applied on a basis consistent with those used in the prior year.

NOTE 3 KEY MANAGEMENT PERSONNEL

The compensation of the Directors and executives, being the key management personnel of the Group, is set out below.

	2025	2024	2025	2024
	Number		$	$
Short term employee benefits				
Executive Management Personnel	5	3	740,740	609,633
Directors	5	6*	117,063	113,441
			857,803	**723,074**

*This was the total number of directors paid during the year. There were 5 directors at any given time.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2025

NOTE 4 FINANCIAL INSTRUMENTS

Accounting Policies:

i) Classification and Measurement

Financial instruments are transacted on a commercial basis to derive an interest yield / cost with the terms and conditions having due regard to the nature of the transaction and the risks involved. Financial instruments are recognised and accounted for on a settlement date basis.

Loans and Receivables

Sundry Debtors are measured at initial recognition at fair value, and are subsequently measured at amortised cost using the effective interest rate.

Cash and Cash Equivalents

Cash and cash equivalents are measured at amortised cost using the effective interest rate.

Financial Liabilities

Financial liabilities include Sundry Creditors and Accrued Charges. Financial liabilities are recorded initially at fair value, net of transaction costs. Subsequent to initial recognition, liabilities are measured at amortised cost.

ii) Offsetting Financial Instruments

Financial assets and liabilities are not offset as there is no legally enforceable right to set-off.

iii) Asset Quality

Impairment of Financial Assets

Financial assets measured at amortised cost are reviewed at each balance date to determine whether there is any objective evidence of impairment. If any such condition exists, the asset's recoverable amount is estimated and provision is made for the difference between the carrying amount and the recoverable amount.

As at the date of these Financial Statements, no such evidence of impairment exists.

iv) Fair Value of Financial Instruments

Fair value measurements recognised in the Statement of Financial Position

Financial instruments are categorised into 3 levels:

- ***Level 1** fair value measurements are those derived from quoted prices (unadjusted) in active markets for identical assets or liabilities;*
- ***Level 2** fair value measurements are those derived from inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices); and*
- ***Level 3** fair value measurements are those derived from valuation techniques that include inputs for the asset or liability that are not based on observable market data (unobservable inputs).*

NOTE 4 FINANCIAL INSTRUMENTS CONTINUED

(1) Income Relating to Financial Assets

	2025 $	2024 $
Term Deposits and Savings Account		
Interest Income – Term Deposits and Savings Account	429,791	552,013
Total Interest Income	**429,791**	**552,013**

(2) Financial Assets and Liabilities

The carrying amounts of all financial assets and liabilities are considered to be equivalent to their market value, which for these assets and liabilities is also considered to be fair value.

All fixed interest investments carry a minimum credit rating of "A" or equivalent.

Civic Financial Services Limited

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2025

NOTE 4 FINANCIAL INSTRUMENTS CONTINUED

(2) Financial Assets and Liabilities continued

Carrying value of Financial Assets and Financial Liabilities

	2025 $	2024 $
Financial Asset: Amortised Cost		
Sundry Debtors	547,978	421,575
Accrued Interest	127,594	184,596
Cash and Cash Equivalents	183,621	1,445,290
Term Deposits	8,995,000	7,870,665
Total Financial Assets: Amortised Cost	**9,854,193**	**9,922,126**
Financial Liability: Amortised Cost		
Sundry Creditors and Accrued Charges	177,218	145,537
Total Financial Liabilities: Amortised Cost	**177,218**	**145,537**

(3) Financial Risk – Structure and Management

The Group manages its capital to ensure that the entities in the Group will be able to continue as a going concern. The Group's overall strategy is reviewed annually and remains unchanged.

Financial instruments which potentially subject the Group to a concentration of credit risk consist principally of cash, debtors and interest bearing deposits. The Group has no debt liability instruments.

The Group does not require collateral or other security to support financial instruments with credit risk. As such, no collateral exists for any of the investments held by the Group. The maximum credit risk exposure is the carrying amount of the individual debtor and investment balances.

The Group has placed interest bearing deposits and funds to be managed with financial institutions and limits its amount of credit exposure to any one such institution.

(a) Market Risk

All financial assets and liabilities are New Zealand Dollar based and are recorded at amortised cost, therefore changes in interest rates and foreign currency values do not impact on their carrying value.

(b) Carrying Amount and Fair Value

The carrying amounts of all financial assets and liabilities are considered to be equivalent to their fair value.

(c) Liquidity Risk

Liquidity Risk is the risk that the Group will encounter difficulties in raising funds at short notice to meet commitments associated with financial instruments. Management of liquidity risk is designed to ensure that the Group has the ability to meet financial obligations as they fall due.

NOTE 4 FINANCIAL INSTRUMENTS CONTINUED

(3) Financial Risk – Structure and Management continued

The following tables include an analysis of the contractual undiscounted cash flows relating to the Group's financial assets and liabilities categorised by the maturity dates.

Maturity Analysis as at 31 December 2025	Interest Rate Spread %	Within 6 months $	6 to 12 months $	1 to 2 years $	2 to 5 years $	Total $
Assets						
Cash and Cash Equivalents	0% to 0.9%	183,621	-	-	-	183,621
Term Deposits and Accrued Interest	3.3% to 4%	5,847,269	3,275,325	-	-	9,122,594
Other Receivables	n/a	547,978	-	-	-	547,978
Total Financial Assets		**6,578,869**	**3,275,325**	**-**	**-**	**9,854,193**
Liabilities						
Sundry Creditors and Accrued Expenses	n/a	177,218	-	-	-	177,218
Total Financial Liabilities		**177,218**	**-**	**-**	**-**	**177,218**

Maturity Analysis as at 31 December 2024	Interest Rate Spread %	Within 6 months $	6 to 12 months $	1 to 2 years $	2 to 5 years $	Total $
Assets						
Cash and Cash Equivalents	0% to 4.37%	1,445,290	-	-	-	1,445,290
Term Deposits and Accrued Interest	5.15% to 6.20%	4,452,367	3,602,894	-	-	8,055,261
Other Receivables	n/a	421,575	-	-	-	421,575
Total Financial Assets		**6,319,232**	**3,602,894**	**-**	**-**	**9,922,126**
Liabilities						
Sundry Creditors and Accrued Expenses	n/a	145,537	-	-	-	145,537
Total Financial Liabilities		**145,537**	**-**	**-**	**-**	**145,537**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2025

NOTE 4 FINANCIAL INSTRUMENTS CONTINUED

(3) Financial Risk – Structure and Management continued

(d) Credit Risk

All investments are in the form of cash held at registered banks and loans. The registered banks have a credit rating of "A" or better.

(i) Exposure to Credit Risk

	2025 $	2024 $
Cash and Cash Equivalents	183,621	1,445,290
Term Deposits and Accrued Interest	9,122,594	8,055,261
Other Receivables	547,978	421,575
Total	**9,854,193**	**9,922,126**

(ii) Concentration of Credit Exposure

94% of the Company's credit exposure is in the form of cash and term deposits held with registered banks (2024: 96%).

NOTE 5 OPERATING LEASE COMMITMENTS

	2025 $	2024 $
Operating Lease Expense **Commitments:**		
Not later than one year	89,814	73,716
Later than one year but not later than five years	404,042	180,288
Later than five years	342,596	-
	836,452	**254,004**

NOTE 6 OTHER EXPENSES

	2025 $	2024 $
Compliance Costs	187,059	180,090
Consultants	140,802	87,554
Legal Fees	72,645	80,260
Other Expenses	1,650,295	1,482,678
Total	**2,050,802**	**1,830,582**

Other Expenses include investment management fees paid to the fund managers.

NOTE 7 PROPERTY & EQUIPMENT AND INTANGIBLE ASSETS

Accounting Policy:

Assets are depreciated on a straight line basis at rates calculated to allocate the assets' cost, in equal instalments over their estimated useful lives which are assessed and regularly reviewed.

Depreciation Rates	
Office Furniture and Equipment	up to 17 years
Intangibles – Software	2.5 years

Civic Financial Services Limited

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2025

NOTE 7 PROPERTY & EQUIPMENT AND INTANGIBLE ASSETS CONTINUED

	2025 $	2024 $
(a) Property and Equipment		
Office Furniture and Equipment – cost	201,289	187,856
Plus Additions	105,710	13,433
Less Disposals	-	-
Closing Value – cost	**306,999**	**201,289**
Office Furniture and Equipment – Accumulated Depreciation	(170,057)	(159,134)
Plus Depreciation Charge	(14,756)	(10,923)
Less Disposals	-	-
Closing Accumulated Depreciation	(184,813)	(170,057)
Net Book Value	**122,186**	**31,232**

The Total Comprehensive Surplus After Tax in the Statement of Comprehensive Income includes losses on disposal of fixed assets of $nil (2024:$nil).

	2025 $	2024 $
(b) Intangible Assets		
Software – cost	506,219	436,911
Plus Additions	57,397	69,308
Less Disposals	-	-
Closing Value – cost	**563,616**	**506,219**
Software – Accumulated Amortisation	(455,393)	(413,749)
Less Amortisation Charge	(35,166)	(41,644)
Less Disposals	-	-
Closing Accumulated Amortisation	(490,559)	(455,393)
Net Book Value	**73,057**	**50,826**

NOTE 8 ANALYSIS OF FINANCIAL ASSETS NOT IMPAIRED

There are no financial assets that are impaired or past due at balance date (2024: $nil).

NOTE 9 CONTINGENT LIABILITIES

There are no contingent liabilities (2024: $nil).

NOTE 10 TAXATION

Accounting Policies:

i) Current Tax

The current income tax expense charged against the profit for the year is the estimated liability in respect of the taxable profit. It is calculated using tax rates and tax laws that have been enacted or substantively enacted by reporting date. Current tax for the current and prior periods is recognised as a liability (or asset) to the extent that it is unpaid (or refundable). Tax assets are offset only when there is a legally enforceable right to set off the recognised amounts, and an intention to settle on a net basis.

ii) Deferred Tax

The liability method of accounting for deferred taxation is applied on a comprehensive balance sheet basis in respect of temporary differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax base of those items.

Deferred tax liabilities are recognised for all temporary differences. Deferred tax assets are reviewed at each balance date and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised. Deferred tax is charged or credited in the Statement of Comprehensive Income.

Significant judgements, estimates and assumptions are made in respect of the recognition of the deferred tax asset. It is recognised that the deferred tax asset will be utilised over 10 years. The Group expects to remain profitable and have a steady income stream over the medium to long term.

iii) Goods and Services Tax (GST)

Revenue, expenses, assets and liabilities are recognised net of the amount of GST except:

- *When the GST incurred on a purchase of goods and services is not recoverable from the taxation authority the GST is recognised as part of the cost of the acquisition of the assets or as part of the expense item as applicable.*
- *Receivables and payables, which are stated with the amount of GST included.*

The net amount of GST recoverable from, or payable to, the taxation authority is included as part of receivables or payables in the Statement of Financial Position.

Civic Financial Services Limited

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2025

NOTE 10 TAXATION CONTINUED

(a) Income tax recognised in the Statement of Comprehensive Income

	2025 $	2024 $
Tax expense comprises:		
Current tax expense	-	-
Adjustments recognised in the current year in relation to the current tax of prior years	-	1,883
Deferred tax relating to temporary differences	9,396	74,378
Total tax expense	**9,396**	**76,261**
Attributable to:		
Continuing operations	9,396	76,261
	9,396	**76,261**

The prima facie income tax expense on pre-tax accounting profit from operations reconciles to the income tax expense in the financial statements as follows:

	2025 $	2024 $
Surplus before tax	22,881	262,626
Income tax calculated at 28%	6,407	73,536
Tax effect of permanent differences	2,989	842
Prior Period Adjustment	-	1,883
Income Tax Expense	**9,396**	**76,261**

NOTE 10 TAXATION CONTINUED

(b) Current tax assets and liabilities

	2025 $	2024 $
Tax refund receivable	-	-
	-	-

(c) Deferred tax balances

	2025 $	2024 $
Deferred tax assets comprise:		
Temporary differences and tax losses	833,982	843,378
	833,982	843,378
Deferred tax liabilities comprise:		
Temporary differences	-	-
	-	-
Net Deferred Tax balance	**833,982**	**843,378**

Civic Financial Services Limited

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2025

NOTE 10 TAXATION CONTINUED

(c) Deferred tax balances continued

Gross taxable and deductible temporary differences for the Group arise from the following:

		Opening Balance $	Charged to Income $	Charged to Equity $	Prior Period Adjustment $	Closing Balance $
	Property and equipment	-	-	-	-	-
		-	-	-	-	-
	Employee entitlements	71,801	19,777	-	-	91,578
	Losses carried forward	2,940,267	(53,335)	-	-	2,886,932
2025		**3,012,068**	**(33,558)**	**-**	**-**	**2,978,510**
	Attributable to:					
	Continuing operations	3,012,068	(33,558)	-	-	2,978,510
	Total	3,012,068	(33,558)	-	-	2,978,510
	Tax effect at 28%	843,378	(9,396)	-	-	833,982
	Property and equipment	451	(451)	-	-	-
		451	**(451)**	**-**	**-**	**-**
	Employee entitlements	84,543	(6,016)	-	(6,726)	71,801
	Losses carried forward	3,199,436	(259,169)	-	-	2,940,267
2024		**3,283,979**	**(265,185)**	**-**	**(6,726)**	**3,012,068**
	Attributable to:					
	Continuing operations	3,284,430	(265,636)	-	(6,726)	3,012,068
	Total	3,284,430	(265,636)	-	(6,726)	3,012,068
	Tax effect at 28%	919,639	(74,378)	-	(1,883)	843,378

The deferred tax asset relating to tax losses carried forward has been recognised to the extent that the financial forecasts anticipate the Group maintaining sufficient profitability in future financial years to utilise these losses. The deferred tax asset is reviewed regularly and at balance date against forecast profits. The Directors believe that it is probable that sufficient taxable profits will be available in the future against which the unused tax losses can be utilised. The deferred tax asset does not include unrecognised tax losses of $4,157,181 (2024: $4,163,472) and unrecognised deferred tax asset effect at 28% of $1,164,011 (2024: $1,165,772).

(d) Imputation Credit Account

	2025 $	2024 $
Closing Balance	**1,593,490**	**1,593,490**

NOTE 11 RECONCILIATION OF COMPREHENSIVE INCOME AFTER TAX WITH CASH FLOW FROM OPERATING ACTIVITIES

Accounting Policy:

The Statement of Cash Flows is prepared exclusive of GST, which is consistent with the method used in the Statement of Comprehensive Income. The GST component of cash flows arising from investing and financing activities, which is recoverable from or payable to, the taxation authority is classified as operating cash flow.

The following are definitions of the terms used in the Statement of Cash Flows:

- *Bank comprises cash on hand and demand deposits.*
- *Cash equivalents are short-term, highly liquid investments that are readily convertible to known amounts of Cash and which are subject to insignificant risk of changes in value.*
- *Cash flows are inflows and outflows of cash and cash equivalents.*
- *Operating activities are the principal revenue producing activities of the entity and other activities that are not investing or financing activities.*
- *Investing activities are the acquisition and disposal of long-term assets.*
- *Financing activities are activities that result in changes in the size and composition of the contributed equity and borrowings of the entity.*

Civic Financial Services Limited

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2025

NOTE 11 RECONCILIATION OF COMPREHENSIVE INCOME AFTER TAX WITH CASH FLOW FROM OPERATING ACTIVITIES CONTINUED

	2025 $	2024 $
Total Comprehensive Surplus	13,485	186,365
Add/(less) non cash items		
Depreciation	14,756	10,923
Amortisation	35,166	41,644
	49,922	52,567
Add/(less) movements in consolidated position of financial statement items		
Sundry Debtors, Prepayments and Accrued Interest	(115,746)	295
Sundry Creditors and Accrued Charges	68,714	(52,650)
Movement in CLP/ Riskpool Admin Fee Reserve	-	(20,410)
Movement in Deferred Tax Asset	9,396	76,261
	(37,636)	3,496
Add/(less) Items Classified as Investing Activity		
Investment Income	**(486,790)**	**(432,673)**
	(486,790)	(432,673)
Add/(Less) Items Classified as Financing Activity	-	-
Net Cash Flow (used in) / from Operating Activities	**(461,019)**	**(190,245)**

NOTE 12 ACCOUNTS RECEIVABLE AND ACCOUNTS PAYABLE

(a) Accounts Receivable and Prepayments

	2025 $	2024 $
Accounts Receivable	547,978	421,575
Prepayments	94,473	48,128
Sundry Debtors and Prepayments	**642,451**	**469,703**

(b) Accounts Payable and Accrued Charges

	2025 $	2024 $
Accounts Payable and Accrued Charges	177,218	145,537
GST Payable	13,661	385
Accounts Payable and Accrued Charges	**190,879**	**145,922**

NOTE 13 LOANS

Loan Receivable

Local Government Mutual Funds Trustee Limited is the trustee of Riskpool and Civic Liability Pool (CLP). The Company provides administrative services to Riskpool and CLP.

The Company and Local Government Mutual Funds Trustee Limited on behalf of CLP have an agreement whereby the Company funds any claims payable for CLP under the Trust Deed, without charge to the Trust, which will be reimbursed by CLP in respect of any such claim payments when CLP receives the applicable reinsurance payments on the claims. The loan outstanding at 31 December 2025 is $nil (2024: $nil).

The loan facilities that previously existed between Civic and LGMFT on behalf of Riskpool were fully repaid and terminated in 2024. A new loan agreement providing short term funding of up to $1,000,000 was entered into between Civic and LGMFT, on behalf of Riskpool, during the year. No funding has been drawn down under the new agreement. The loan outstanding at 31 December 2025 is $nil (2024: $nil).

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2025

NOTE 14 AUDIT FEES

A breakdown of the fees paid to the auditors is below:

	2025 $	2024 $
Audit or Review Related Services		
Civic Financial Services	58,207	52,327
Civic Liability Pool	33,100	-
Local Government Superannuation Trustee	75,849	73,786
Total Audit or Review Related Services	**167,156**	**126,113**
Other Assurance Services	**38,005**	**37,298**
Total Fees Paid to the Auditors	**205,161**	**163,411**

The Other Assurance Services relate to the ISAE (NZ) 3402 Controls Assurance Engagement and the other assurance provided in respect of the LGST schemes' member registries.

NOTE 15 SHAREHOLDERS' EQUITY

The Share Capital of the Group comprises solely authorised and issued ordinary shares with each share ranking equally in votes, dividends and surpluses. There were no shares issued during 2025 (2024: nil).

	2025 $	2024 $
Retained Earnings		
Opening Balance (Deficit)	(102,434)	(288,799)
Net Surplus After Taxation	13,485	186,365
Dividend Payment	-	-
Closing balance	**(88,949)**	**(102,434)**
Shareholders Capital		
Opening Balance	10,763,506	10,763,506
Ordinary Shares issued during the year	-	-
Closing balance	**10,763,506**	**10,763,506**
Number of Ordinary Shares Fully Paid	**11,249,364**	**11,249,364**

NOTE 16 EQUITY RETAINED FOR FINANCIAL SOUNDNESS

All shareholder equity is retained to ensure the financial soundness of the Group with cash being retained for cash flow purposes.

NOTE 17 RELATED PARTIES

The Company provided administration services to related parties during the year to NZ Local Authority Protection Programme (LAPP), NZ Mutual Liability Riskpool (Riskpool), Local Government Superannuation Trustee (Trustee of the Local Government Superannuation Scheme (LGSS) and SuperEasy KiwiSaver Superannuation Scheme (SKSS) and Civic Property Pool (CPP). There were no related party transactions with CPP in either of the last two years.

The income derived from the administration services as well as year end accounts receivable are detailed in the table below. Refer to Note 13 for the terms and information relating to loans with related parties.

Administration Fees

	2025 $	2024 $
LGSS & SKSS	2,648,356	2,545,137
LAPP	356,667	316,667
Riskpool	411,200	156,800
Civic Liability Pool	-	20,411
Administration Fees from Related Parties	**3,416,223**	**3,039,014**

Accounts Receivable

	2025 $	2024 $
LGSS & SKSS	432,957	421,460
LAPP	113,156	115
Riskpool	1,718	-
Other*	147	-
Accounts Receivable from Related Parties	**547,978**	**421,575**

*Other relates to amount owed by key management personnel

NOTE 18 SUBSEQUENT EVENTS

There have been no material events subsequent to 31 December 2025 that require adjustment to or disclosure in the financial statements (2024: nil).

NOTE 19 CAPITAL COMMITMENTS

The Company has no capital commitments at balance date (2024: $nil).

CIVIC FINANCIAL SERVICES SHAREHOLDERS AS AT 31 DECEMBER 2025

SHAREHOLDER MEMBER	NO. OF SHARES	
CITY COUNCILS		
Auckland	2,195,042	19.51%
Christchurch	1,417,704	12.60%
Dunedin	470,966	4.19%
Hamilton	202,729	1.80%
Hutt	479,822	4.27%
Invercargill	407,927	3.63%
Napier	283,842	2.52%
Nelson	95,543	0.85%
Palmerston North	411,737	3.66%
Porirua	140,146	1.25%
Tauranga	124,242	1.10%
Upper Hutt	51,209	0.46%
Wellington	526,821	4.68%
DISTRICT COUNCILS		
Ashburton	56,016	0.50%
Buller	27,698	0.25%
Carterton	23,642	0.21%
Central Hawke's Bay	28,580	0.25%
Central Otago	91,238	0.81%
Clutha	33,711	0.30%
Far North	85,440	0.76%
Gisborne	99,404	0.88%
Gore	54,589	0.49%
Grey	33,742	0.30%
Hastings	129,170	1.15%
Hauraki	63,434	0.56%
Horowhenua	110,689	0.98%
Hurunui	14,000	0.12%
Kaikoura	10,000	0.09%
Kaipara	13,629	0.12%
Kapiti Coast	15,060	0.13%
Kawerau	31,161	0.28%
Manawatu	203,964	1.81%
Marlborough	86,022	0.76%
Masterton	127,230	1.13%
Matamata-Piako	122,554	1.09%
New Plymouth	441,456	3.92%
Opotiki	20,000	0.18%
Otorohanga	5,000	0.04%
Queenstown-Lakes	31,149	0.28%

SHAREHOLDER MEMBER	NO. OF SHARES	
DISTRICT COUNCILS (Cont'd)		
Rangitikei	35,338	0.31%
Rotorua	175,906	1.56%
Ruapehu	56,666	0.50%
South Taranaki	135,496	1.20%
South Waikato	42,374	0.38%
South Wairarapa	53,930	0.48%
Southland	13,715	0.12%
Stratford	65,608	0.58%
Tararua	99,972	0.89%
Tasman	65,584	0.58%
Taupo	83,971	0.75%
Thames-Coromandel	27,120	0.24%
Timaru	230,118	2.05%
Waikato	41,070	0.37%
Waimakariri	88,172	0.78%
Waimate	30,458	0.27%
Waipa	149,082	1.33%
Wairoa	22,992	0.20%
Waitaki	120,000	1.07%
Waitomo	16,940	0.15%
Western Bay of Plenty	28,142	0.25%
Westland	28,356	0.25%
Whakatane	38,788	0.34%
Whanganui	289,660	2.57%
Whangarei	63,524	0.56%
REGIONAL COUNCILS		
Bay of Plenty	55,000	0.49%
Canterbury	152,696	1.36%
Hawke's Bay	20,000	0.18%
Horizons	2,000	0.02%
Southland	10,000	0.09%
Taranaki	1,000	0.01%
Waikato	22,000	0.20%
Wellington	80,127	0.71%
OTHER		
TrustPower	137,251	1.22%
Total Shares	**11,249,364**	