
MINUTE 1 OF THE EXPERT PANEL

Invitation to comment
Ashbourne [FTAA-2507-1087]
(13 October 2025)

[1] This minute addresses invitations to comment on the Application under section 53 of the Fast-track Approvals Act 2025 (the **FTAA**). The Expert Panel (**Panel**) confirms that it undertook a site and locality visit, prior to finalising this minute, on Wednesday, 8 October 2025.

[2] In accordance with section 53(2) of the FTAA, the Panel must invite comments from persons listed in sections 53(2) (a) to (n) where relevant. In this regard, the Panel records that sections 53(2)(d) to (g) are not relevant. **Appendix 1** lists the prescribed persons relevant to this project from whom comments must be invited.

[3] Matamata-Piako District Council and the Waikato Regional Council has been identified as the relevant local authority pursuant to section 53(2)(a) of the FTAA.

[4] Section 53(2)(h) and (i) of the FTAA state that the owners and occupiers of land to which the Application relates, and the land adjacent to that land, must be invited to comment. The EPA has provided its advice to the Panel on which parcels of land this definition applies to is based on the Guidance Note entitled: *FTA Guidance Material Identifying Adjacent Land*.

[5] After considering the application material and the advice from the EPA, the Panel has determined that those persons listed in **Appendix 3** should be invited to comment on the Application. **Appendix 2** includes two maps of the adjacent land and **Appendices 3** and **4** list the owners and occupiers of that land.

[6] The Panel has considered section 53(3) of the FTAA and has identified some additional persons from whom it considers appropriate to also invite comment on the application. This is due to these persons owning parcels of land that are located in similar proximity to the properties identified as adjacent and have a similar level of exposure to the proposed activities as those properties that are adjacent. These parties are also listed in **Appendix 4**.

[7] The persons listed in Appendices 1, 3 and 4 will therefore be invited to comment on the Application.

[8] The Panel wishes to notify parties that the Applicant has been requested by the Panel to provide additional information on a number of matters arising from its site visit in Minute 2 (also dated 13th October 2025). This information has been required to be provided by 28 October 2025 and will therefore be available to view on the Fast-track website prior to the close of invitations to comment. This has been identified here should parties wish to comment on the specific matters raised by the Panel in Minute 2.

[9] This invitation to comment is dated Monday, 13 October 2025 and the date that comments must be received by is 20 working days from this date (section 54 of the FTAA), namely, Tuesday 11 November 2025.

[10] Comments must be filed with the EPA no later than **11.59pm on 11 November 2025** via:

- (a) by email to substantive@fasttrack.govt.nz;
- (b) by post to Private Bag 63002, Wellington 6140 New Zealand; or
- (c) in person to Stewart Dawson's Corner, 366 Lambton Quay, Wellington 6011.

A handwritten signature in blue ink that reads "Sue Simons". The signature is stylized, with the first "S" being particularly large and looping.

Sue Simons

Expert Panel Chair

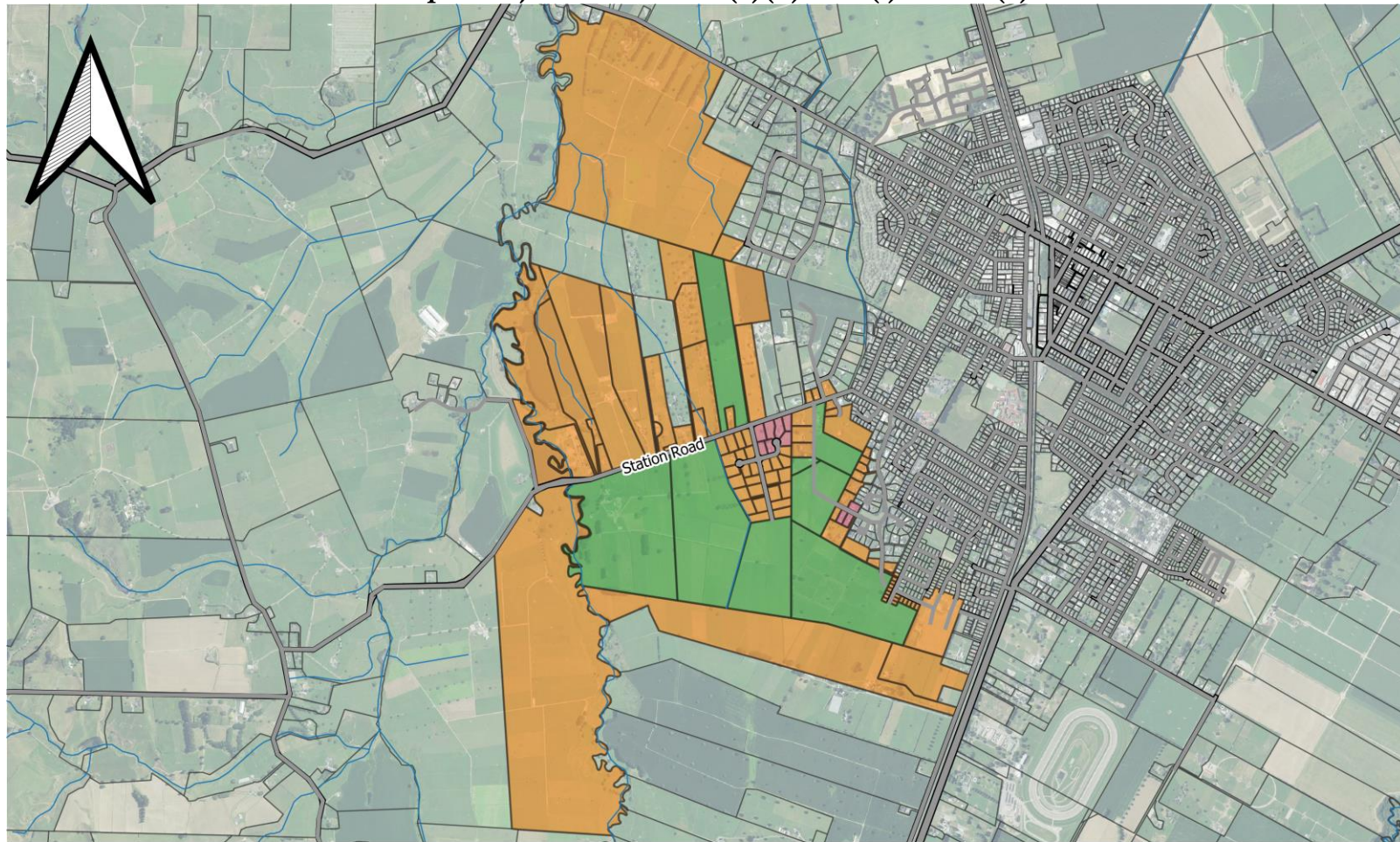
Appendix 1

Section of Act	Description from Act	Party identified
53(2)(a)	the relevant local authorities	• Waikato Regional Council • Matamata-Piako District Council
53(2)(b)	the relevant iwi authorities	• Ngāti Hauā Iwi Trust • Raukawa Settlement Trust • Te Puāwaitanga o Ngāti Hinerangi Trust • Te Whakakitenga o Waikato
53(2)(c)	any relevant Treaty settlement entities, including, to avoid doubt,— (i) an entity that has an interest under a Treaty settlement within the area to which the substantive application relates; and (ii) an entity operating in a collective arrangement, provided for under a Treaty settlement, that relates to that area	• Ngāti Hauā Iwi Trust • Raukawa Settlement Trust • Te Puāwaitanga o Ngāti Hinerangi Trust • Te Whakakitenga o Waikato
53(2)(d)	any protected customary rights groups and customary marine title groups whose protected customary rights area or customary marine title is within the area to which the substantive application relates	• N/A
53(2)(e)	any applicant group under the Marine and Coastal Area (Takutai Moana) Act 2011 that is identified in the report prepared under section 18 or 49 and seeks recognition of customary marine title or protected customary rights within the area to which the substantive application	• N/A

	relates	
53(2)(f)	ngā hapū o Ngāti Porou if the area to which the substantive application relates is within or adjacent to, or the activities to which it relates would directly affect, ngā rohe moana o ngā hapū o Ngāti Porou	• N/A
53(2)(g)	the tangata whenua of any area within the area to which the substantive application relates that is a taiāpure-local fishery, a mātaihai reserve, or an area that is subject to bylaws or regulations made under Part 9 of the Fisheries Act 1996	• N/A
53(2)(h)	owners of the land to which the substantive application relates	• See Map 1 for land to which the substantive application relates. • List of all owners set out in Appendix 1.
53(2)(i)	occupiers of the land to which the substantive application relates unless, after reasonable inquiry, an occupier cannot be identified	• See Map 1 for land to which the substantive application relates. • List of all occupiers set out in Appendix 1.
53(2)(j)	the Minister for the Environment and other relevant portfolio Ministers	• Minister for Infrastructure • Minister of Health • Minister for Treaty of Waitangi Negotiations • Minister for Social Development and Employment • Minister for Conservation • Minister of Housing

		• Minister of Energy • Minister for Building and Construction • Minister for the Environment • Minister for Regional Development • Minister for Rural Communities
53(2)(k)	relevant administering agencies	• Ministry for the Environment • Waikato Regional Council • Matamata-Piako District Council
53(2)(l)	any requiring authority that has a designation on land to which the substantive application relates or on land adjacent to that land	• N/A
53(2)(m)	if the approvals sought in the substantive application include— (i) an approval described in section 42(4)(a) or (d) (resource consent or designation), the persons and groups listed in clause 13 of Schedule 5: (iv) an approval described in section 42(4)(h) (wildlife approval), the persons listed in clause 4 of Schedule 7:	• Director-General of Conservation
53(2)(n)	any persons or groups specified by the Minister under section 27(3)(b)(iii).	• Powerco Limited • New Zealand Transport Agency • Minister for Seniors

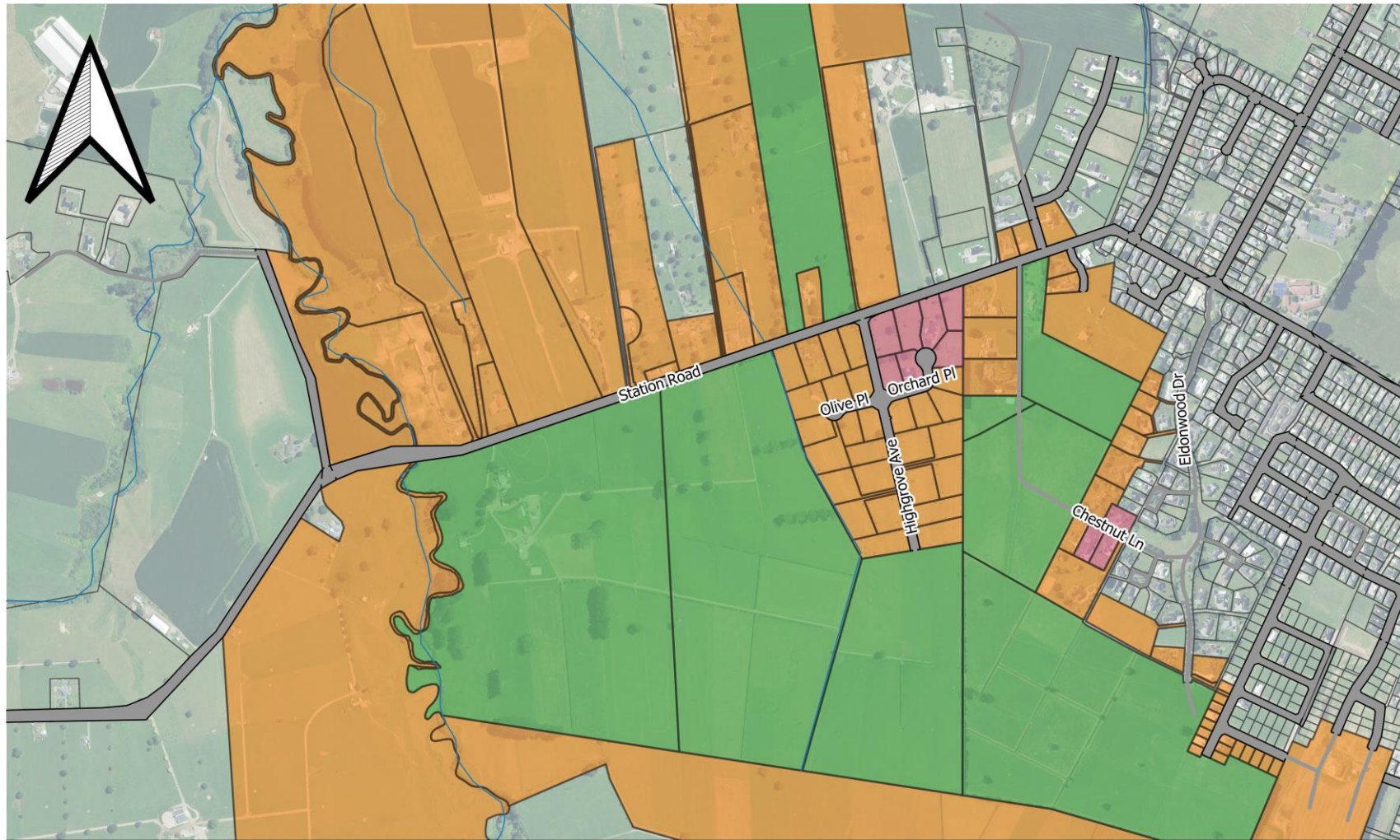
Appendix 2
Map of adjacent land – 53(2)(h) and (i) and 53(3)



Legend

- Substantive application land invited to comment under s53(2)(h) and (i)
- Adjacent land invited to comment under s53(2)(h) and (i)
- Additional land invited to comment under s53(3)

0 500 1,000 m



Legend

- Substantive application land invited to comment under s53(2)(h) and (i)
- Adjacent land invited to comment under s53(2)(h) and (i)
- Additional land invited to comment under s53(3)

0 250 500 m

Appendix 3

Owners and occupiers of the properties to which the substantive application relates and the land adjacent to that land

Owners of the land to which the substantive application relates
• 247A Station Rd, Matamata; Lot 1 Deposited Plan 21055 • 127 Station Road, Matamata; Lot 1 Deposited Plan South Auckland 65481 • Station Rd, Matamata; Lot 2 Deposited Plan 567678 and Lot 2 Deposited Plan 21055 • Eldonwood Drive, Matamata; Lot 204 Deposited Plan 535395 and Lot 25, 106 Deposited Plan 393306 • Station Rd, Matamata; Lot 3 Deposited Plan South Auckland 14362 • Station Rd, Matamata; Lot 4 Deposited Plan 384886 • Station Rd, Matamata; Lot 5 Deposited Plan 384886
Occupiers of the land to which the substantive application relates
• 247A Station Rd, Matamata; Lot 1 Deposited Plan 21055 • 127 Station Road, Matamata; Lot 1 Deposited Plan South Auckland 65481
Owners of the adjacent land to which the substantive application relates
Land that has a common boundary with the land to which the substantive application relates and is considered adjacent: • 1 Chestnut Lane, Matamata; Lot 43 DP 393306 • 10 Bowman Road, Matamata; Lot 73 DP 584421 • 12 Bowman Road, Matamata; Lot 74 DP 584421 • 129 A Station Road, Matamata; Lot 2 DP 404835 • 129 B Station Road, Matamata; Lot 3 DP 404835 • 135 Station Road, Matamata; Lot 1 DP 404835 • 172 Station Road, Matamata; Lot 1 DP 567678 • 18 Eldonwood Drive, Matamata; Lot 18 DP 386534

- 182 Station Road, Matamata; Lot 2 DPS 70769
- 195 Peria Road, Matamata; Lot 3 DP 545338
- 196 Station Road, Matamata; Lot 2 DP 305244
- 22 Eldonwood Drive, Matamata; Lot 20 DP 386534
- 24 Eldonwood Drive, Matamata; Lot 24 DP 386534
- 26 Eldonwood Drive, Matamata; Lot 26 DP 386534
- 3 Bowman Road, Matamata; Lot 23 DP 584421
- 319 Station Road, Matamata; Lot 1 DPS 90164
- 32 Eldonwood Drive, Matamata; Lot 28 DP 386534
- 33 Highgrove Avenue, Matamata; Lot 13 DP 562902
- 37 Peakedale Drive, Matamata; Lot 22 DP 584421
- 39 Peakedale Drive, Matamata; Lot 21 DP 584421
- 4 Bowman Road, Matamata; Lot 70 DP 584421
- 4 Chestnut Lane, Matamata; Lot 44 DP 386534
- 48 Peakedale Drive, Matamata; Lot 14 DP 584421
- 50 Peakedale Drive, Matamata; Lot 15 DP 584421
- 52 Peakedale Drive, Matamata; Lot 16 DP 584421
- 54 Peakedale Drive, Matamata; Lot 17 DP 584421
- 56 Peakedale Drive, Matamata; Lot 18 DP 584421
- 58 Peakedale Drive, Matamata; Lot 19 DP 584421
- 6 Bowman Road, Matamata; Lot 71 DP 584421
- 6 Odlum Drive, Matamata; Lot 1 DP 365568
- 60 James Avenue, Matamata; Lot 26 DP 482144
- 60 Peakedale Drive, Matamata; Lot 20 DP 584421
- 7 Chestnut Lane, Matamata; Lot 47 DP 393306
- 72A Hinuera Road, Matamata; Lot 3 DP 463448
- 72B Hinuera Road, Matamata; Lot 1 DP 463448
- 8 Bowman Road, Matamata; Lot 72 DP 584421
- 8 Odlum Drive, Matamata; Lot 2 DP 365568

- Hampton Terrace, Matamata; Lot 77 DP 607627
- Highgrove Avenue, Matamata; Lot 14 DP 562902
- Highgrove Avenue, Matamata; Lot 16 DP 562902
- Highgrove Avenue, Matamata; Lot 17 DP 562902
- Highgrove Avenue, Matamata; Lot 18 DP 562902
- Highgrove Avenue, Matamata; Lot 20 DP 562902
- Highgrove Avenue, Matamata; Lot 21 DP 562902
- Odium Drive, Matamata; Lot 5 DP 365568
- Olive Place, Matamata; Lot 26 DP 562902
- Olive Place, Matamata; Lot 27 DP 562902
- Olive Place, Matamata; Lot 28 DP 562902
- Orchard Place, Matamata; Lot 8 DP 562902
- Orchard Place, Matamata; Lot 9 DP 562902
- Peakedale Drive, Matamata; Lot 100 DP 584421
- Station Road, Matamata; Lot 2 DPS 79253
- Station Road, Matamata; Lot 3 DPS 66570
- Station Road, Matamata; Lot 34 DP 562902

Land that does not have a common boundary but is close enough to form part of the context of the application site and could be considered adjacent:

- 132 Station Road, Matamata; Lot 3 DP 472131
- 164 Station Road, Matamata; Lot 2 DPS 66570
- 173 Station Road, Matamata; Lot 33 DP 562902
- 190 Station Road, Matamata; Lot 1 DP 305244
- 200 A Station Road, Matamata; Lot 1 DP 491699
- 206 Station Road, Matamata; Lot 1 DPS 29613
- 218 Station Road, Matamata; Lot 1 DP 605280
- 240 Station Road, Matamata; Lot 2 DP 348214
- 248 Station Road, Matamata; Lot 1 DP 348214

- 250 Station Road, Matamata; Part Lot 1 DP 10323
- 252 A Station Road, Matamata; Lot 1 DPS 55490
- 35 Peakedale Drive, Matamata
- 36 Eldonwood Drive, Matamata; Lot 36 DP 393306
- 40 Eldonwood Drive, Matamata; Lot 40 DP 393306
- 45 Eldonwood Drive, Matamata; Lot 41 DP 393306
- 46 Peakedale Drive, Matamata; Lot 13 DP 584421
- 6 Aporo Drive, Matamata; Lot 14 DP 550179
- 7 Bowlers Road, Matamata; Part Lot 5 DP 10340
- Aporo Drive, Matamata; Lot 2 DP 472131
- Eldonwood Drive, Matamata; Lot 106 DP 393306
- Highgrove Avenue, Matamata; Lot 31 DP 562902
- Station Road, Matamata; Lot 1 DPS 74018
- Station Road, Matamata; Lot 2 DP 605280
- Station Road, Matamata; Lot 3 DP 348214
- Station Road, Matamata; Lot 32 DP 562902
- Station Road, Matamata; Lot 5 DPS 74018

Occupiers of the adjacent land to which the substantive application relates

Land that has a common boundary with the land to which the substantive application relates and is considered adjacent:

- 1 Chestnut Lane, Matamata; Lot 43 DP 393306
- 10 Bowman Road, Matamata; Lot 73 DP 584421
- 12 Bowman Road, Matamata; Lot 74 DP 584421
- 129 A Station Road, Matamata; Lot 2 DP 404835
- 129 B Station Road, Matamata; Lot 3 DP 404835
- 135 Station Road, Matamata; Lot 1 DP 404835
- 172 Station Road, Matamata; Lot 1 DP 567678
- 18 Eldonwood Drive, Matamata; Lot 18 DP 386534

- 182 Station Road, Matamata; Lot 2 DPS 70769
- 195 Peria Road, Matamata; Lot 3 DP 545338
- 196 Station Road, Matamata; Lot 2 DP 305244
- 22 Eldonwood Drive, Matamata; Lot 20 DP 386534
- 24 Eldonwood Drive, Matamata; Lot 24 DP 386534
- 26 Eldonwood Drive, Matamata; Lot 26 DP 386534
- 3 Bowman Road, Matamata; Lot 23 DP 584421
- 319 Station Road, Matamata; Lot 1 DPS 90164
- 32 Eldonwood Drive, Matamata; Lot 28 DP 386534
- 33 Highgrove Avenue, Matamata; Lot 13 DP 562902
- 37 Peakedale Drive, Matamata; Lot 22 DP 584421
- 39 Peakedale Drive, Matamata; Lot 21 DP 584421
- 4 Bowman Road, Matamata; Lot 70 DP 584421
- 4 Chestnut Lane, Matamata; Lot 44 DP 386534
- 48 Peakedale Drive, Matamata; Lot 14 DP 584421
- 50 Peakedale Drive, Matamata; Lot 15 DP 584421
- 52 Peakedale Drive, Matamata; Lot 16 DP 584421
- 54 Peakedale Drive, Matamata; Lot 17 DP 584421
- 56 Peakedale Drive, Matamata; Lot 18 DP 584421
- 58 Peakedale Drive, Matamata; Lot 19 DP 584421
- 6 Bowman Road, Matamata; Lot 71 DP 584421
- 6 Odlum Drive, Matamata; Lot 1 DP 365568
- 60 James Avenue, Matamata; Lot 26 DP 482144
- 60 Peakedale Drive, Matamata; Lot 20 DP 584421
- 7 Chestnut Lane, Matamata; Lot 47 DP 393306
- 72A Hinuera Road, Matamata; Lot 3 DP 463448
- 72B Hinuera Road, Matamata; Lot 1 DP 463448
- 8 Bowman Road, Matamata; Lot 72 DP 584421
- 8 Odlum Drive, Matamata; Lot 2 DP 365568

- Orchard Place, Matamata; Lot 1 DP 562902

Land that does not have a common boundary but is close enough to form part of the context of the application site and could be considered adjacent:

- 132 Station Road, Matamata; Lot 3 DP 472131
- 164 Station Road, Matamata; Lot 2 DPS 66570
- 173 Station Road, Matamata; Lot 33 DP 562902
- 190 Station Road, Matamata; Lot 1 DP 305244
- 200 A Station Road, Matamata; Lot 1 DP 491699
- 206 Station Road, Matamata; Lot 1 DPS 29613
- 218 Station Road, Matamata; Lot 1 DP 605280
- 240 Station Road, Matamata; Lot 2 DP 348214
- 248 Station Road, Matamata; Lot 1 DP 348214
- 250 Station Road, Matamata; Part Lot 1 DP 10323
- 252 A Station Road, Matamata; Lot 1 DPS 55490
- 36 Eldonwood Drive, Matamata; Lot 36 DP 393306
- 40 Eldonwood Drive, Matamata; Lot 40 DP 393306
- 45 Eldonwood Drive, Matamata; Lot 41 DP 393306
- 6 Aporo Drive, Matamata; Lot 14 DP 550179
- 7 Bowlers Road, Matamata; Part Lot 5 DP 10340

Appendix 4
Other parties considered appropriate to invite comment from

Additional land parcels invited to comment
• 18 Orchard Place, Matamata; Lot 5 DP 562902 • 2 Chestnut Lane, Matamata; Lot 42 DP 393306 • 3 Chestnut Lane, Matamata; Lot 45 DP 393306 • 5 Chestnut Lane, Matamata; Lot 46 DP 393306 • 7 Orchard Place, Matamata; Lot 2 DP 562902 • Highgrove Avenue, Matamata; Lot 3 DP 562902 • Orchard Place, Matamata; Lot 1 DP 562902 • Orchard Place, Matamata; Lot 4 DP 562902 • Orchard Place, Matamata; Lot 7 DP 562902 • Station Road, Matamata; Lot 6 DP 562902
Other parties invited to comment
• New Zealand Transport Agency • Ministry of Education