



te kaunihera ā-rohe o  
**matamata-piako**  
district council

Our Ref: 101.2025.13180 & 102.2025.13180  
Enquiries to: **Sam Vautier**

19 December 2025

Application Lead: Fast Track Applications  
Environmental Protection Agency  
Private Bag 63002  
Wellington  
6140

**Attention: Nicky Sedgley**

Via Email: [substantive@fasttrack.govt.nz](mailto:substantive@fasttrack.govt.nz)

Tēnā koe Nicky,

**FTAA-2507-1087: ASHBOURNE DEVELOPMENT, MATAMATA.  
MATAMATA-PIAKO DISTRICT COUNCIL'S (MPDC'S) RESPONSE TO THE EXPERT  
PANEL'S DIRECTIONS TO PROVIDE FURTHER INFORMATION (MINUTE 7).**

I refer to Minute 7 of the Expert Panel dated 15 December 2025, directing MPDC to provide information on infrastructure costs, residential capacity analysis, and private developer agreements (PDA).

MPDC offers the following response:

**1.0 Infrastructure costs**

**1.1 Information sought**

*[3] Can Council's planning and/or infrastructure expert(s) please advise on the likely or possible significance of the above identified potential increase in Council's infrastructure burden through increased marginal costs and whether this can be transferred to the applicant should the resource consent applications for the Ashbourne development be successful. The panel would like as much information on this matter as possible including, if able to be estimated, likely ongoing or future financial costs and other implications that may be a burden for Council.*

**1.2 Response**

Please refer to the attached assessment of the infrastructure cost burden on Council, prepared by Property Economics in response to the Expert Panel's question.

In summary, and with reference to the response under Paragraph 3.2 below, it appears that MPDC, through negotiations on the terms of the PDA, may have secured a position whereby the Ashbourne Developer has accepted responsibility for the bulk of the infrastructure burden. Subject to final agreement on the draft terms as currently proposed by the Ashbourne Developer, the ongoing cost burden on MPDC appears to be limited. However, as outlined in the attached Memorandum, there are remaining financial risks for MPDC, that cannot be transferred to the Applicant.

## **2.0 Residential capacity analysis**

### **2.1 Information sought**

*[4] For the Matamata-Piako Residential Capacity Analysis prepared by Property Economics dated November 2025 can Council please provide the following information.*

- *Re Table 2, for Matamata, provide the relevant land areas for the separate areas identified where these have not been provided in the table notes.*
- *Re Table 3, for Matamata, provide the land areas associated with vacant/large sites and with rural residential sites, together with a map showing the approximate locations of these areas, with sites grouped as necessary for practical mapping.*

### **2.2 Response**

Please see the tables and maps within the attached memorandum prepared by Property Economics.

## **3.0 Private developer agreements for infrastructure**

### **3.1 Information sought**

*[5] Please advise on the status of the preparation of these and an expected date for completion.*

### **3.2 Response**

The following is conditional in all things, on the proposal being approved by the Expert Panel and the terms of the PDA being sanctioned by MPDC and Waikato Waters Limited:

The Applicant and the Council have agreed in principle:

- on one PDA only, dealing with the Residential component of the proposal and its associated public infrastructure requirements. The Applicant had originally sought three PDAs.
- that the PDA will include provisions relating to local infrastructure within the development, and strategic infrastructure which has a wider community benefit.

On the basis of level of service improvements, MPDC will contribute to the cost of some infrastructure. There will be a specific development contribution off-set for a portion of the Firth Street link road (to be constructed at the Applicant's cost), but otherwise full development contributions will be payable.

At a point in the future MPDC, at its election, will be able to decide if vesting of the esplanade reserve is required. Other parks and reserves facilities, and contributions, are yet to be negotiated.

There is work to be done to complete the drafting, but substantial progress has been made. The PDA drafting will not be completed this side of Christmas. Subject to ongoing cooperation from the Ashbourne Team and early agreement on the legal terms, MPDC anticipates that drafting can be completed by mid to late-January 2026.

I trust that the information provided herewith will be of assistance to the Expert Panel and I invite you to contact me if you require further clarification.

Ngā mihi nui,



**Nathan Sutherland**

Planning Manager

Matamata-Piako District Council