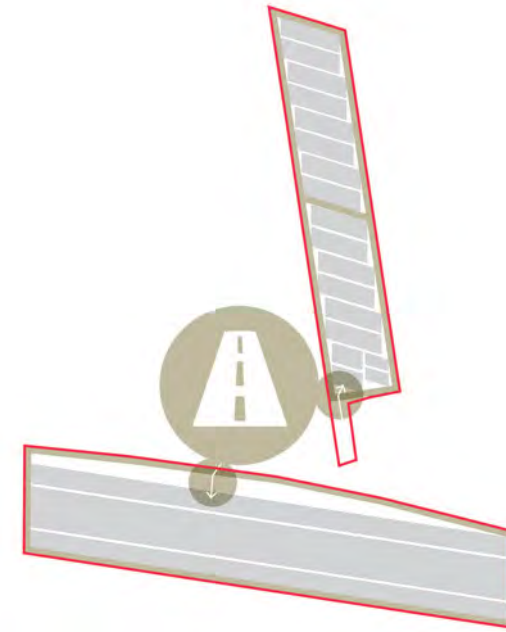


7.1 Key Design Principles



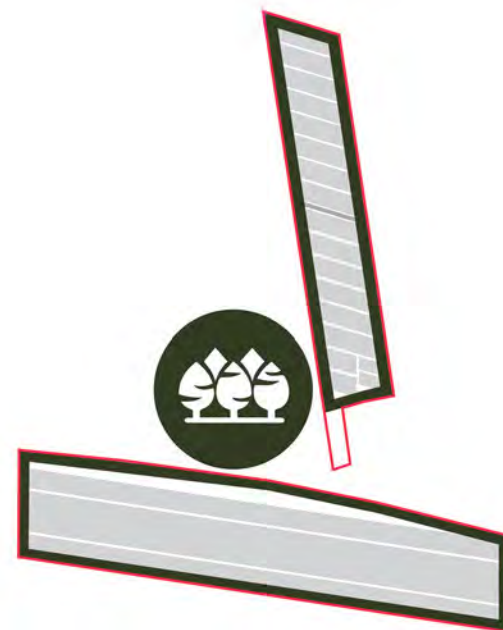
Design Principle One:

The project will be 'dual use,' or 'agrivoltaic. This is a facility that is designed to continue the agricultural use of the property at the same time as harvesting power via solar panels.



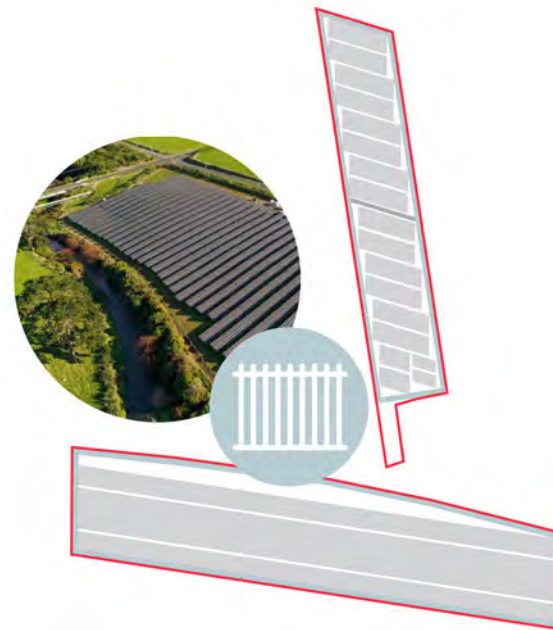
Design Principle Two:

Access to the site will need to be limited to ensure security. Internal access will be 5.5m wide rural access tracks with aggregate surface.



Design Principle Three:

Landscaping will be used to screen the infrastructure and enhance the site as viewed from its surrounding context. Landscaping will need to consider appropriate screening, security and access, as well as appropriate heights and maintenance.



Design Principle Four:

The project sites will be fenced with a 2.2m high security fence along the site boundaries, as well as entranceway gateways to match the security fencing. Fencing will be incorporated into the landscaping treatment around the boundaries of the site.





7.2

Northern Solar Farm Masterplan

The proposed Northern Solar Farm will obtain access directly off Station Road, with typical landscape planting buffer and security fences along the perimeter of the site.

It is anticipated this solar farm will produce energy of 18,380.72 MWh per year (**equivalent to approximately 2,600 homes per year**). This will assist increasing the world's solar energy capacity will be a big part of solving the sustainability equation.

Agrivoltaic farming will be undertaken underneath solar panels as a mean to protect and preserve the identified highly productive land.

Key

- Northern Solar Farm Area
- Internal access roads (exclusive for solar farm use)
- ➔ Proposed accessway
- Potential connecting to Station Road
- Proposed landscaping buffer
- Proposed security fences and gate
- Potential entrance point
- Proposed solar panels
- Proposed onsite buildings
- Existing buildings

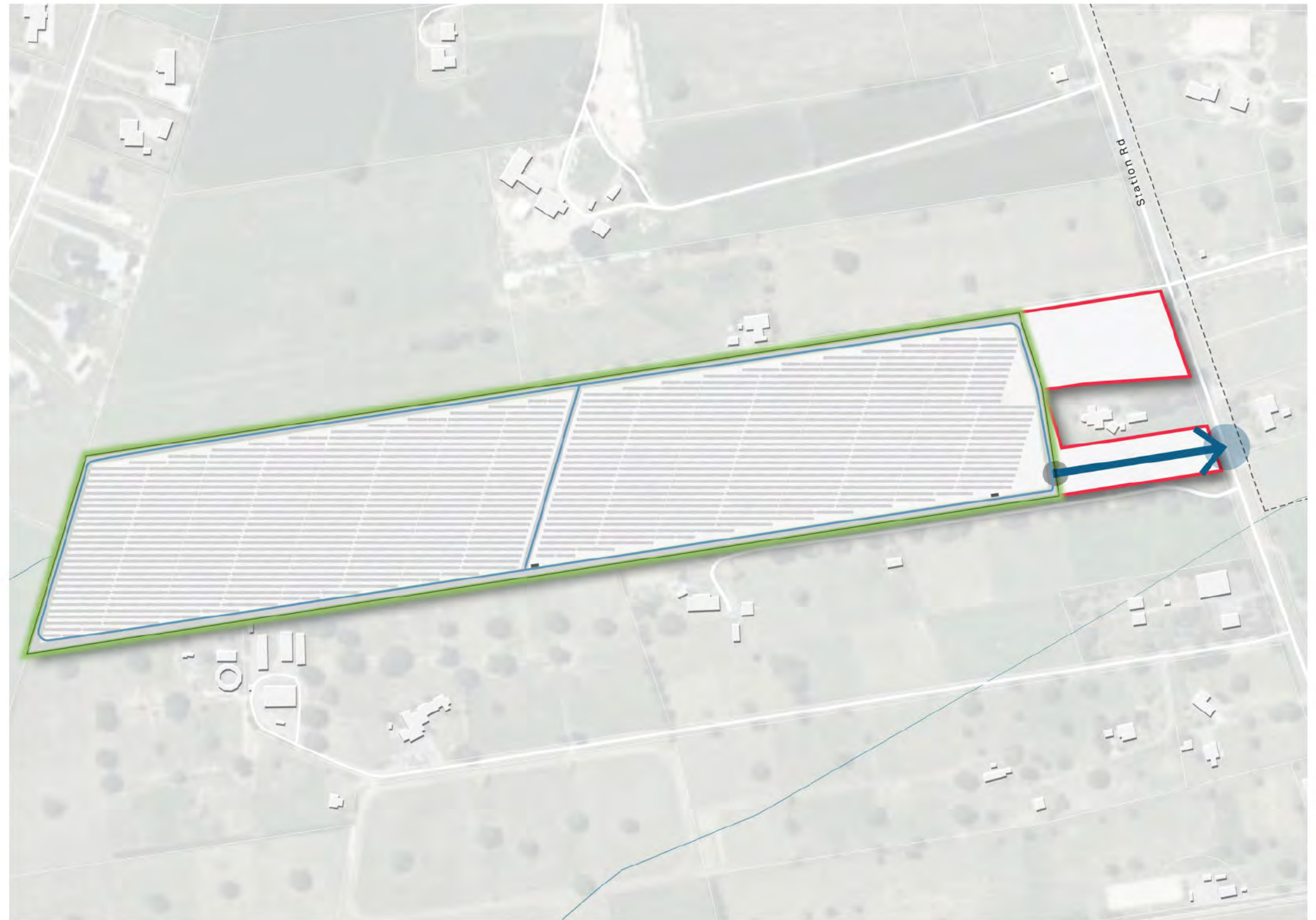


Figure 20 Northern Solar Farm Masterplan

7.3

Southern Solar Farm Masterplan

The proposed Southern Solar Farm will obtain access directly off the established local roads within the Residential Precinct, with typical landscape planting buffer and security fences along the perimeter of the site.

It is anticipated this solar farm will produce energy of 35,264.47 MWh per year (**equivalent to approximately 5,000 homes per year**). This will assist increasing the world's solar energy capacity will be a big part of solving the sustainability equation.

Agrivoltaic farming will be undertaken underneath solar panels as a mean to protect and preserve the identified highly productive land.

Key











-  Northern Solar Farm Area
-  Internal access roads (exclusive for solar farm use)
-  Proposed accessway
-  Potential connection to established transport network
-  Proposed landscaping buffer
-  Proposed security fences and gate
-  Potential entrance point
-  Proposed solar panels
-  Proposed onsite buildings
-  Existing buildings



Figure 21 Southern Solar Farm Masterplan

7.4 Landscaping

Northern Solar Farm

Based on the wider landscape pattern on the northern side of Station Road, which includes shelter belt planting along the property boundaries, it is proposed that planting surrounding the northern solar farm will comprise of shelter belt planting which will provide visual and aural screening to neighbouring properties.

Southern Solar Farm

With the southern solar farm being surrounded by an existing stream environment and farmland, as well as the proposed greenway and residential development, it is proposed that screen planting will consist of an 'organically' laid-out native planting buffer and will be a requirement on all terrestrial boundaries to provide visual and aural screening to neighbouring properties.



Figure 21a Indicative typical landscape buffer at solar farm edge

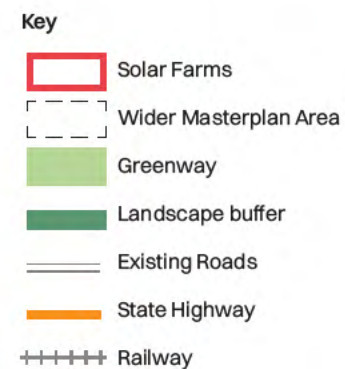


Figure 22 High level landscaping plan for the northern and southern solar farms



ASHBOURNE

B&A

Urban & Environmental

09 375 0900 | admin@barker.co.nz | barker.co.nz

PO Box 1986, Shortland Street, Auckland 1140

Kerikeri | Whangārei | Warkworth | Auckland | Tauranga | Hamilton | Cambridge | Napier | Wellington | Christchurch | Wānaka

Appendix 1

Site Analysis Study

- 1.1 Existing Infrastructure
- 1.2 Movement & Connectivity
- 1.3 Open Space Network
- 1.4 Natural Hazards
- 1.5 Soil



Scale 1:15,000

1.1 Existing Infrastructure

Figure 23 shows the key existing infrastructure servicing Matamata. For stormwater, water is currently discharge towards the existing Waitoa River.

Future development of the site will need to take into account of any potential infrastructure related constraints, including to demonstrate how different precincts would be able to be serviced during initial stages as well as over the longer term.

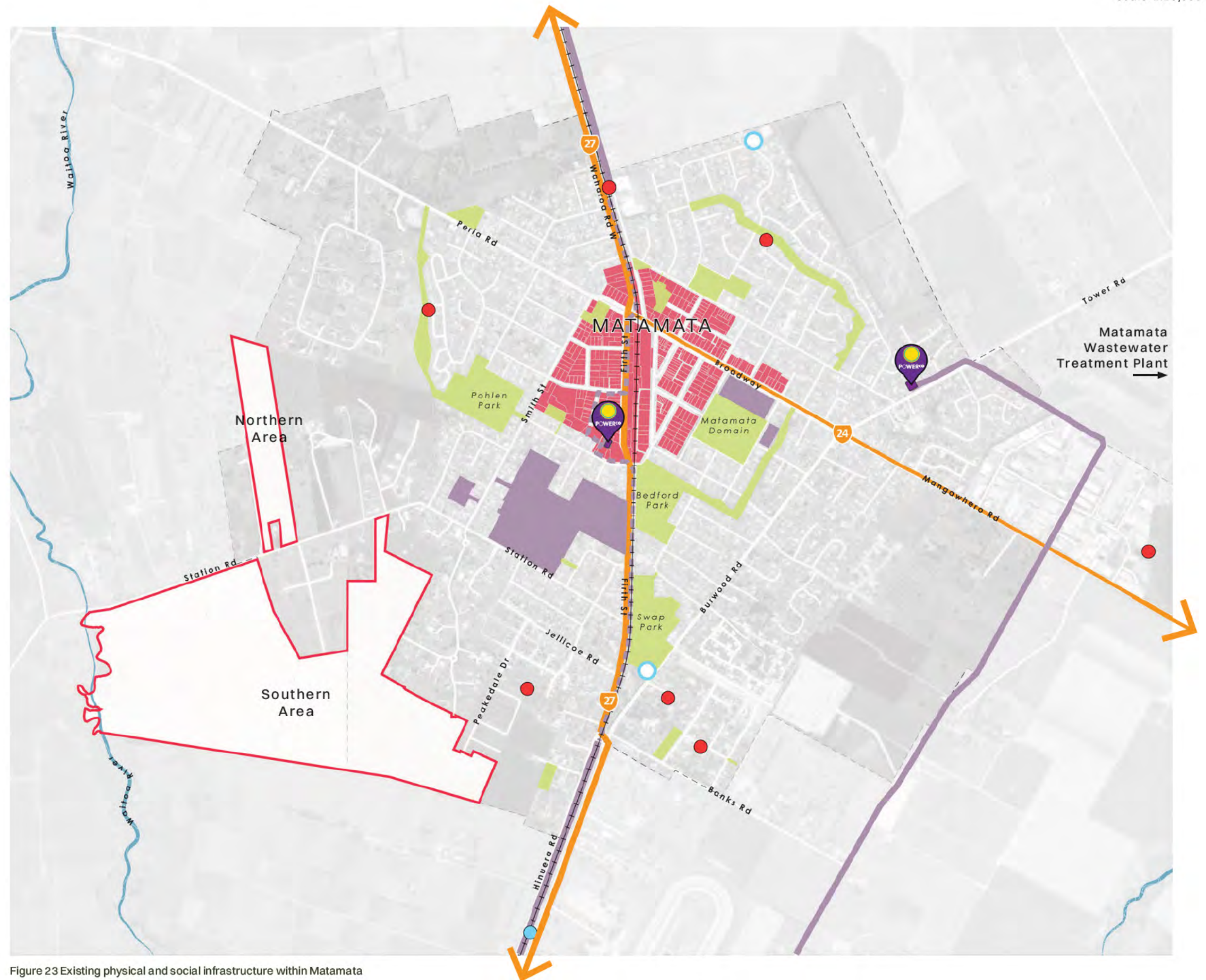
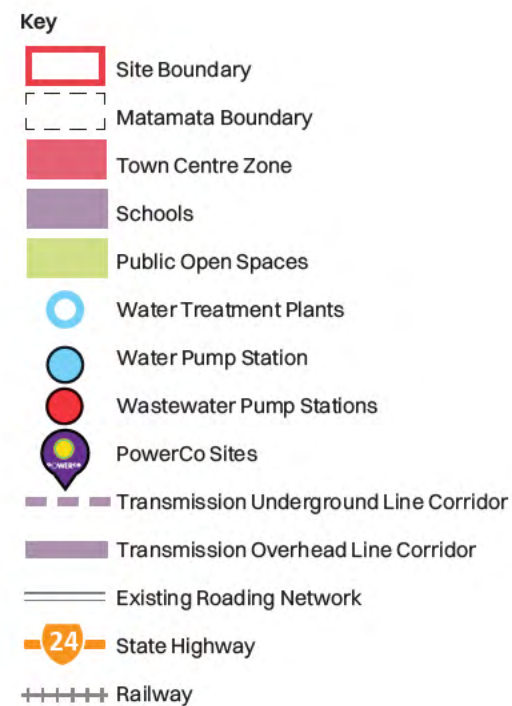


Figure 23 Existing physical and social infrastructure within Matamata



Scale 1:15,000

1.2 Movement & Connectivity

The site has access to the local road network of Matamata (Figure 24). The road network, including primary and secondary collector roads, provide opportunities to link the site to proximate social amenities including schools and parks.

Key opportunities to connect include:

- Station Road
- Highgrove Avenue
- Chestnut Lane
- Eldonwood Drive
- Peakedale Drive

The 22 Eastern Connector provides regional bus service travels between Morrinsville, Matamata, Te Aroha, Paeroa and Hamilton.

Matamata has flat topography making walking and cycling easy for all ages and abilities. Figure 23 shows the existing walking tracks in Matamata.

Key

- Site Boundary
- Matamata Boundary
- Town Centre Zone
- Schools
- Public Open Spaces
- T Regional Bus Terminal
- Regional Bus Route and Stops
- Primary and Secondary Collector Roads
- Arterial Roads (State Highways)
- Walking Tracks or Walking Paths
- Existing Roading Network
- Railway

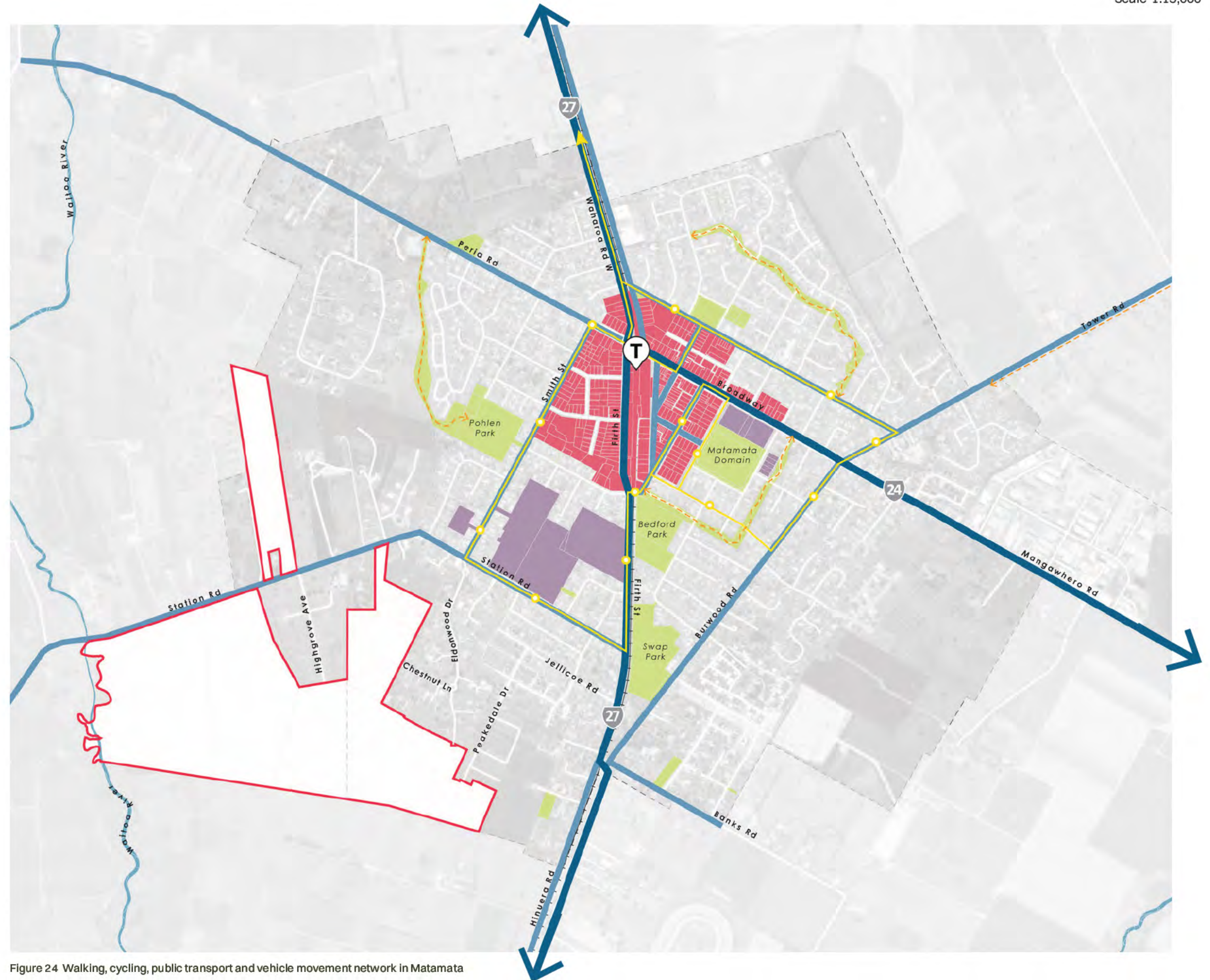


Figure 24 Walking, cycling, public transport and vehicle movement network in Matamata

1.3 Open Space Network

Using the data and information from the latest Open Space Strategy 2021 - 2051, it shows that the community and amenity parks are well below the benchmark in terms of park area per population. These parks in Matamata tend to be relatively small in area.

The Strategy acknowledges Matamata is growing and it is important to ensure that new residential areas will have adequate access to public parks and playgrounds. Additional parkland and playgrounds are likely to be required to cater for new residential subdivisions. In addition, there are opportunities to improve connectivity between parks and open spaces in Matamata, as well as connect these to the centre of town.

These connections can be achieved using a combination of linkage parks, wider footpaths or shared paths.

Key












-  Site Boundary
-  Matamata Boundary
-  Town Centre Zone
-  Special and School Playgrounds
-  Community and Amenity Parks
-  Linkage Parks
-  Town Centre and Neighbourhood Parks
-  Matamata Cemetery
-  Existing Roding Network
-  State Highways
-  Railway



Figure 25 Open Space Network in Matamata



Scale 1:12,000

1.5 Flooding

Figure 26 identifies the areas of indicative pre-development flooding, under the Waikato Regional Flood Layers showing in darker blue and the identified Matamata District Plan Flood Layers showing in lighter blue.

Flood management and mitigations will be through a network of naturalised streams, greenway and stormwater treatment facilities.

Key

- Site Boundary
- Matamata Boundary
- Waikato Regional Flood Layers
- Matamata District Plan Flood Layers
- Town Centre
- Schools
- Public Open Spaces
- Rivers/Streams
- Existing Roading Network
- State Highways
- Railway

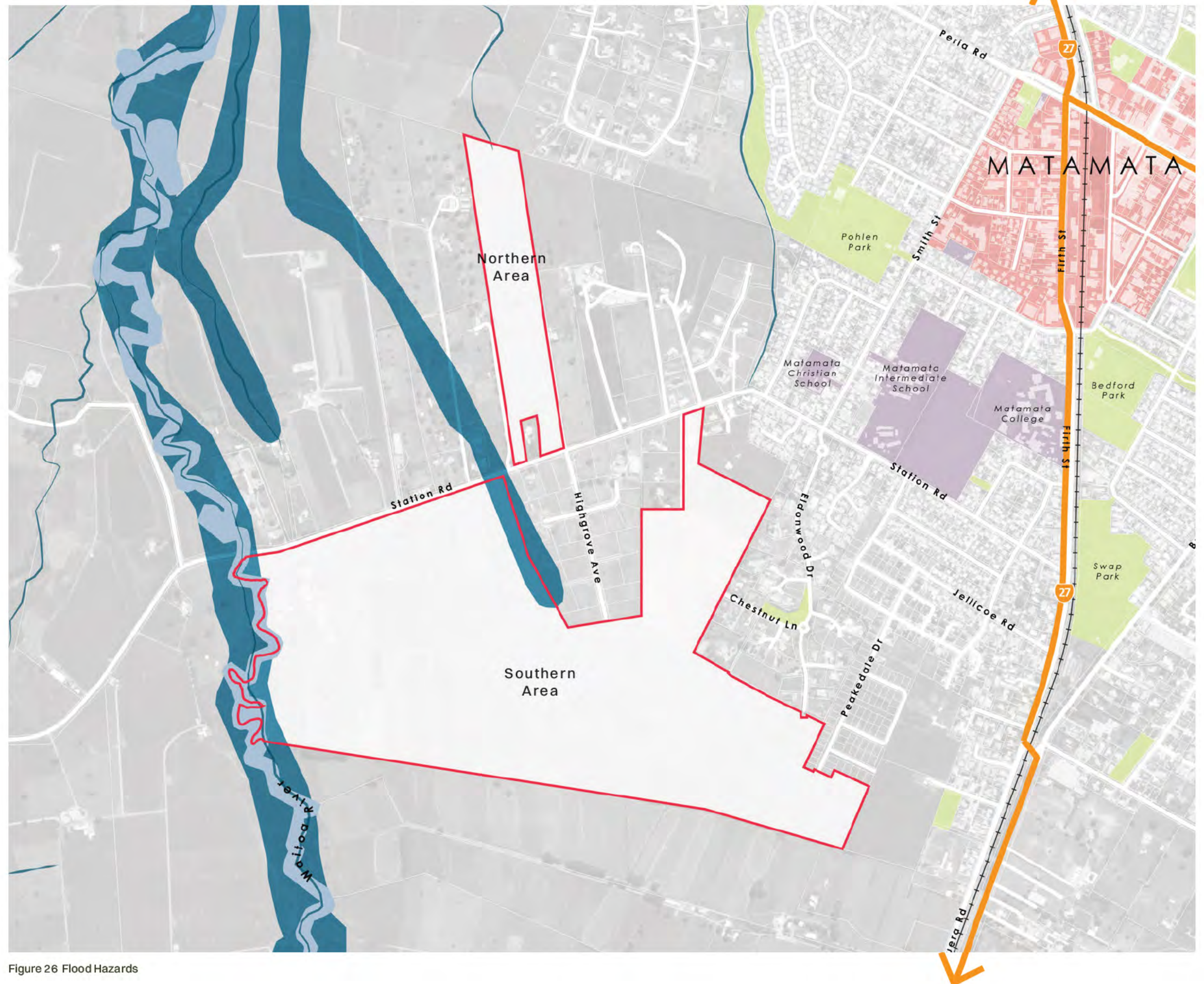


Figure 26 Flood Hazards



1.6 Soil

The National Policy Statement on Highly Productive Land (NPS - HPL) is relevant to the site as the majority of the site is classified LUC 2, as shown in Figure 27.

There is no LUC 1 land identified within the site.

It is our view that there is a policy pathway to develop of highly productive land for urban purposes, as stated in Section 3.6 of the NPS-HPL. This includes looking at the existing capacity and demonstrating that it is required to provide sufficient development capacity to meet expected demand for housing (in particular for retirement living in this instance).

The proposed solar farms will not prevent or stop the continuous primary production land uses (grazing).

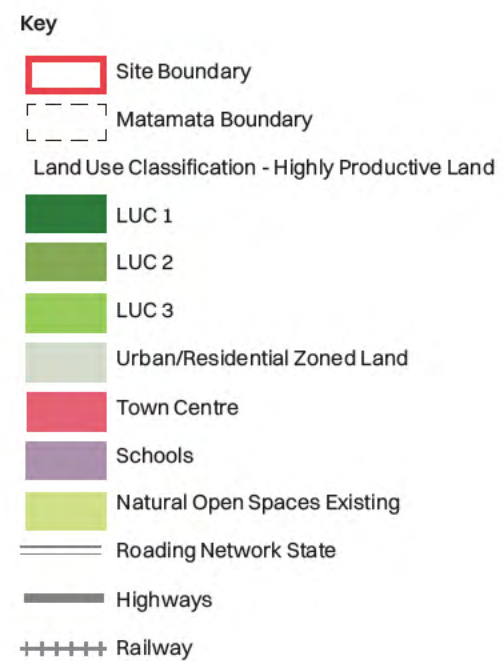


Figure 27 NPS-HPL soil classes (LUC) show that a large portion of the site is LUC-2, which is moderately productive land

Appendix 5

Department of Conservation Meeting Notes



Urban & Environmental

Minutes

Project: Pre-Lodgment Substantive Consultation with DOC - Ashbourne

Date: 13 June 2025

Time: 4.00 pm – 4.30 pm

Location: Teams Meeting

Attendees:

Name	Role/Organisation
Sam Le Heron	Barker & Associates
Steph Wilson	Barker & Associates
Chad Croft	Ecological Solutions (Project Ecologist)
Bridgette Munro	Consultant Planner (DOC)
Asher Cook (apologies was on sick leave)	Department of Conservation (DOC)
Fraser McNutt (apologies was on sick leave)	Barker & Associates

Item	Detail	Action
1	<ul style="list-style-type: none"> B&A: Context of project Covered the context and background information on Ashbourne project. Confirmed the relevant documentation sent out prior to the meeting: <ul style="list-style-type: none"> Cultural Impact Assessment Ecological Memorandum Planning Memorandum Stakeholder Engagement and Consultation Records Notice of Letter as Referred Project Ashbourne includes 4 key precincts over the circa 125ha site, currently rural lifestyle and general rural zoned within MPDC <ul style="list-style-type: none"> A new residential community, comprising circa 520 new residential units with a variety of densities, a green space and a commercial node; A multi-functional greenway that weaves from the neighbourhood centre and commercial node to the Waitoa River on the site's western boundary with an active-mode pathway along the length; A retirement living core, comprising circa 218 units, an aged care service and supporting facilities that will be provided across a staged development; and 	

Barker & Associates

+64 375 0900 | admin@barker.co.nz | barker.co.nz

Kerikeri | Whangārei | Warkworth | Auckland | Hamilton | Cambridge | Tauranga | Havelock North | Wellington | Christchurch | Wānaka & Queenstown

	<ul style="list-style-type: none"> Two solar farms which will provide a sustainable energy resource for Matamata and the wider network, with proposed plans to integrate into PowerCo's electricity network. Overall Staging; three distinct phases, (short, medium and long term) however one substantive application is being lodged to cover all the necessary district, regional and other approvals required to progress the project. Servicing overview <ul style="list-style-type: none"> For residential likely extension of public network, for Retirement Village it will be private for wastewater & stormwater, TBC on potable water. Solar will be public where applicable. Overview of process to date, confirmation of the Ashbourne Project being a referred project, with this being pre-lodgment of the substantive application consultation. Outlined the different specialist engagements for the substantive application that will support the soon to be lodged application. Wider acknowledgement that the Ashbourne Project team anticipates ongoing consultation with DOC post lodgment of the substantive application. 	
2	<p>B&A: Local site context</p> <ul style="list-style-type: none"> Overview of project location, Ashbourne Project on the periphery of Matamata township. MPDC as the local territorial authority with Waikato Regional Council as the regional authority. 	
3	<p>B&A: Masterplan</p> <ul style="list-style-type: none"> Overview of the four distinct parts of the project (residential, retirement village, solar farms and multi-functional greenway). Reinforce the opportunities and constraints specific to the Ashbourne Project site and the wider context it sits in. Detailed discussion on staging and phasing of each distinct part of the project. Detailed discussion on the open space and ecological corridor that runs across the site and its relationship with the Waitoa River. 	
4	<p>B&A: Ecological considerations</p> <ul style="list-style-type: none"> Discussed preliminary ecological memorandum prepared to support the referral application Discussion on post referral addition of Ecological Solutions to provide full extensive support to ecological matters as preparation of the substantive application occurs. Key considerations from an ecological aspect include the Waitoa River and the multi-functional greenway in terms of opportunity and management. Discussed options to approach Wildlife Act Authorities as part 	DOC to provide a follow up post meeting.

	<p>of Fast-Track applications, both substantive and referral.</p> <ul style="list-style-type: none"> Guidance was sought around the best pathway forward, to ensure acceptance of a substantive once lodged, whilst addressing the potential need for WAA, particularly for copper skinks (lizards). 	
5	<p>Post Meeting Summary:</p> <p>DOC Written Response following meeting: (received from Bridgette Munro on Wednesday 18th June 2025 at 4.28pm:</p> <p><i>...Since we caught up last Friday I have discussed the Ashbourne project with Asher and have also received some feedback from DOC's Statutory Team.</i></p> <p><i>For the Ashbourne project, while the Application itself will advance down the Fast Track process the wildlife approval/s will go through the regular permissions process. In this regard, any wildlife approvals sought will not be advanced as part of the substantive application. This is because the wildlife approvals were not included in the referral application. I understand that Jenni has spoken to you about this already. Please let me know if you require an overview of how the permissions process would be advanced.</i></p> <p><i>So as to streamline both processes, it would be advantageous to continue to discuss the wildlife approval/s and what is sought while undertaking pre-lodgement consultation for the substantive application – any information you have regarding the same will be provided to the Permissions Team.</i></p> <p><i>I have been informed that bats may be present in the vicinity of the site, as well as native lizards, most likely copper skinks – which Chad also highlighted in our meeting on Friday. The Management of Lizards would require a Lizard Management Plan. I am also informed that the Waitoa River is well below standard.</i></p> <p><i>I understand you are busy at present advancing your assessments ahead of lodging your substantive application. If you have any further information yet regarding ecological effects that is at a point that it can be shared, or that you are able to talk to, this would be really useful in enabling DOC to provide feedback. I am happy to set up a further meeting at a time that suits.</i></p> <p>After this initial email above, on Thursday 19th June 2025 at 2.52pm the following was received from Bridgette Munro:</p> <p><i>...Further to our correspondence yesterday I met with a number of the Department Manager's within DOC today to provide an</i></p>	

	<p>overview of Ashbourne.</p> <p><i>So as to provide meaningful feedback regarding the project and associated wildlife approval/s it would be great if you could provide any draft reports that are at a stage that DOC is able to view them – particularly the AEE, any reports associated with the freshwater and wetland values and mitigations proposed and any other ecological information – particularly around the wildlife and approval/s sought.</i></p> <p><i>It would be beneficial to have some time to review these documents prior lodgement of the substantive application.</i></p> <p>DOC Email Follow up received from Bridgette Munro on 26th June 2025 at 9.40am:</p> <p><i>...I was just following up on Ashbourne to see how it was progressing and whether there was any additional information that could be provided to DOC yet?</i></p>	
12	<p>Next steps in referral space</p> <ul style="list-style-type: none"> • DG: DOC will provide feedback following the meeting on what they would like to see in the substantive application. • Timeframe for DOC feedback is next week (Week starting 16/06/25). • Iwi consultation outlined and acknowledged it is ongoing as part of the next phase of the Fast-Track project. 	

Appendix 6

Heritage New Zealand Pouhere Taonga Letter



Urban & Environmental



S:\Archaeology\Archaeological Authorities

20 May 2025

11013-041

Fraser McNutt
Barker and Associates
298 Victoria Street
HAMILTON 3204

Via email [REDACTED]

Tēnā koe Fraser

Fast-track Project: Ashbourne, Matamata Development Limited, Matamata

Thank you for sending Heritage New Zealand Pouhere Taonga information about the proposed Ashbourne development in Matamata. I note that there was no archaeological assessment provided and that there are no recorded archaeological sites in the project area. I have not visited the property.

Heritage New Zealand Pouhere Taonga Act 2014

The *Heritage New Zealand Pouhere Taonga Act 2014* makes it unlawful for any person to modify or destroy, or cause to be modified or destroyed, the whole or any part of an archaeological site (recorded or unrecorded) without the prior authority of Heritage New Zealand. If you wish to do any work that may affect an archaeological site you must obtain an authority from Heritage New Zealand before works begin. This is the case regardless of whether the land on which the site is located is designated, or the activity is permitted under the District or Regional Plan or a resource or building consent has been granted. For more information, please see our website www.heritage.org.nz.

Archaeological Site Discovery Protocol

In this instance an archaeological authority from Heritage New Zealand is not required before starting work. We recommend that an **Archaeological Site Discovery Protocol** be in place during all ground disturbance. If any suspected archaeological features are found during the earthworks you must stop immediately and contact Heritage New Zealand for advice. An authority may then be required to proceed.

Nāku noa, nā

Dr Rachel Darmody
Senior Archaeologist

Appendix 7

Landowner Approvals



Urban & Environmental

DEED OF ASSIGNMENT

THIS DEED, made this 31st day of OCTOBER 2024

BETWEEN: **ELDONWOOD LIMITED** (1767492)
("Assignor"),

AND **MATAMATA DEVELOPMENT LIMITED** (9016207)
("Assignee").

BACKGROUND

- A. The Assignor is the registered proprietor of the property at [REDACTED] and [REDACTED] ("Property"). The Assignee has agreed to purchase the Property. The parties have entered into an unconditional Agreement for Sale and Purchase of Real Estate dated 7 February 2024 ("Agreement").
- B. The Assignor is the Founding Member of the Eldonwood Residents Association Incorporated ("Association") and has certain rights set out in the registered constitution of the Association ("Constitution").
- C. The Assignee intends to develop the Property and wishes to submit Consent applications to Council prior to settlement of the purchase ("Proposed Project").
- D. The Assignor has agreed to assign to the Assignee its rights as Founding Member of the Association as set out in the Constitution ("Founding Member Rights"), and to assist the Assignee to lodge its Consent applications for the Proposed Project, if requested.

THE PARTIES AGREE:

- 1. **Assignment**
In consideration of the parties entering into the Agreement, the Assignor assigns to the Assignee the Founding Member Rights as set out in the Constitution.
- 2. The Assignment will take effect from the date of this Deed.
- 3. The Assignment will immediately terminate in the event the Agreement is validly cancelled in accordance with the terms of the Agreement. The parties each agree to promptly execute any documents and do all acts reasonably required to assign the Founding Member rights back to the Assignor.



4. Information

The Assignor shall, at the request of the Assignee and without delay, furnish the Assignee with full details of and relating to the members of the Association. The Assignee shall hold such information in accordance with the Principles of the Privacy Act 2020.

5. Confidentiality

The Assignor agrees to treat as confidential all information relating to the Proposed Project and the Agreement, provided that the Assignor shall not have to observe any duty of confidentiality where:

- (a) the Assignee gives its prior written consent to the disclosure;
- (b) the information is required to be disclosed by law or any legislative or regulatory authority in any competent jurisdiction that has jurisdiction over the Assignor;
- (c) the information is necessary to be disclosed to enable the Assignor to perform its obligations under this Deed; or
- (d) at the time of disclosure the information is in, or subsequently enters, the public domain otherwise than by breach of any duty of confidentiality under this Deed.

6. Execution of Documents

The Assignor shall (if requested by the Assignee), at the expense of the Assignee, in respect of the Proposed Project:

- (a) join with the Assignee, in its capacity as landowner, in supporting Consents to the Proposed Project with the understanding and the intention that all interest in any application and any granted Consent is to vest in the Assignee; and
- (b) as landowner, execute any documents reasonably required in connection with the application for Consents.

7. Further Obligations of the Assignee

From the date of this Deed, the Assignee shall:

- (a) perform and observe all of the obligations of the Founding Member in accordance with the Constitution, and in the exercise of the Founding Members rights in relation to any application submitted as part of the Proposed Project; and
- (b) indemnify the Assignor against all liability under the Consent applications and the exercise of the Founding Member Rights in relation to such applications.

8. Assignor Warranties

The Assignor warrants:

- (a) that it is the owner of the Founding Member Rights;



- (b) the Founding Member Rights are unencumbered and capable of being assigned;
- (c) to the best of its knowledge and belief there are no breaches of its obligations under the Constitution;
- (d) that it will not support the variation of any term of the Constitution touching or concerning the Founding Member Rights without the prior written consent of the Assignee; and
- (e) that it has not breached any term of the Constitution.

9. **Limits of Assignment**


Notwithstanding the provisions of clauses 1 and 7, for clarity, the Assignee shall not be responsible for the operational aspects of the Association until settlement of the purchase of the Property, nor the re-registration of the Association as an Incorporated Society under the Incorporated Societies Act 2022.


10. **Counterparts**

This Agreement may be executed and exchanged in any number of counterparts (including copies, and scanned email copies) each of which is to be deemed an original, but all of which together are to constitute a binding and enforceable agreement between the parties.

SIGNED AS A DEED

SIGNED by **ELDONWOOD LIMITED** as
Assignor by its Directors:



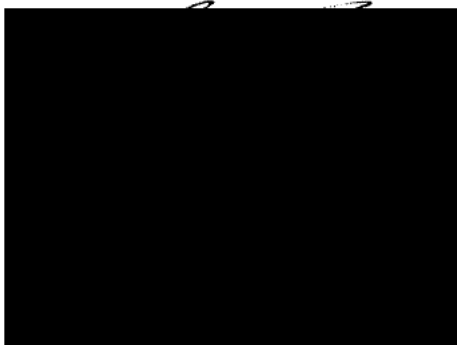
Director


Director

SIGNED by **MATAMATA
DEVELOPMENT LIMITED** as Assignee by
its Director in the presence of:



Director



The Old Tractor Trust
127 Station Road
Matamata

8 November 2024

Ministry for the Environment
Attn: Listed Projects Team
Via email: [REDACTED]

To whom it may concern,

Re: Fast-Track Referral Application for Ashbourne Project – Station Rd, Matamata

We, The Old Tractor Trust, own the property at [REDACTED] being all the land described in Lot 1, Deposited Plan 65481 (South Auckland), Record of Title SA52C/489.

We have a signed agreement to sell the property to Matamata Development Limited dated 26 March 2024, with settlement scheduled for 8th May 2026. *B. W. J. P. RMC.*

We have reviewed Unity Developments' 'Summary of the Ashbourne Development', appended as **Attachment 1**, for the Ashbourne proposal (**Project**). Our land is included in the northern section of the Project area.

We understand that Unity Developments intends to apply for a fast-track referral for approval of the Project once the Fast-track Approvals Bill is passed and this letter may be used as part of that application.

We consent and have no objection to the Project as set out in the 'Summary of the Ashbourne Development', as well as the fast-track referral application.

Yours faithfully
The Old Tractor Trust

[REDACTED]

For and on behalf of the trustees

ATTACHMENT 1: SUMMARY OF THE ASHBOURNE DEVELOPMENT

Unity Developments is proposing a multi-use development, **Ashbourne**, within the Matamata-Piako District, approximately 1.8 kilometres to the south-west of the centre of Matamata. This is proposed to occur across two larger blocks of land, on both the northern side and southern side of Station Road. The **Ashbourne** development comprises a total area of 125 hectares.

The development proposal will be submitted via the Fast-track Approvals Act once it has been passed and post a successful referral from Ministers. The application will comprise the relevant local landuse and subdivision approvals from MPDC and regional consents from WRC. The consents will give effect to the below.

A summary of the **Ashbourne** development and overview is outlined below:

Ashbourne is a multi-use development that includes four key precincts:

1. A new **residential community**, comprising of over 500 new homes, a green space and a commercial node;
2. A multi-functional **greenway** that weaves from the neighbourhood centre and commercial node to the Waitoa River on the site's western boundary;
3. A **retirement living centre**, comprising of approximately 200 units, with additional supporting facilities; and
4. Two **solar farms** which will provide a sustainable energy resource onsite, with the potential to integrate into the wider electricity network to generate energy outside of the immediate development.

The 42-hectare residential community is underpinned by a series of design principles, which focus on creating a well-connected, legible and diverse community on the edge of Matamata.

The eight-stage development is framed around a central spine road which runs from Station Road to the north of the site, down to the eastern boundary. Intersecting this is a secondary spine road connection to link the wider residential precinct to the commercial node, green space and greenway, as well as provide access and connectivity to the future retirement living centre located in the western portion of the site.

This transport network, supported by local roads, pedestrian and cycle connections, enables a legible grid structure in the residential area. A range of housing typologies and densities are proposed to meet the growing and changing needs of the housing market to ensure there are options for future residents.

The commercial node located in the heart of the development, includes a number of amenities and services to support the **Ashbourne** development, wider community and local economy, such as local shops, a childcare facility and a café. The commercial node comprises an area of 0.75 hectares in the centre of the Ashbourne development.

The multi-functional greenway links the commercial node and open spaces of the **Ashbourne** development area. This corridor interconnects infrastructure, ecological wellbeing, connectivity and

R.M.C. W.G.P. B

amenity to support a place-based identity. A number of uses are proposed along this corridor to encourage future residents to interact with the greenway, such as sheltered rest areas for relaxation and socialisation, active mode pathways, and play areas.

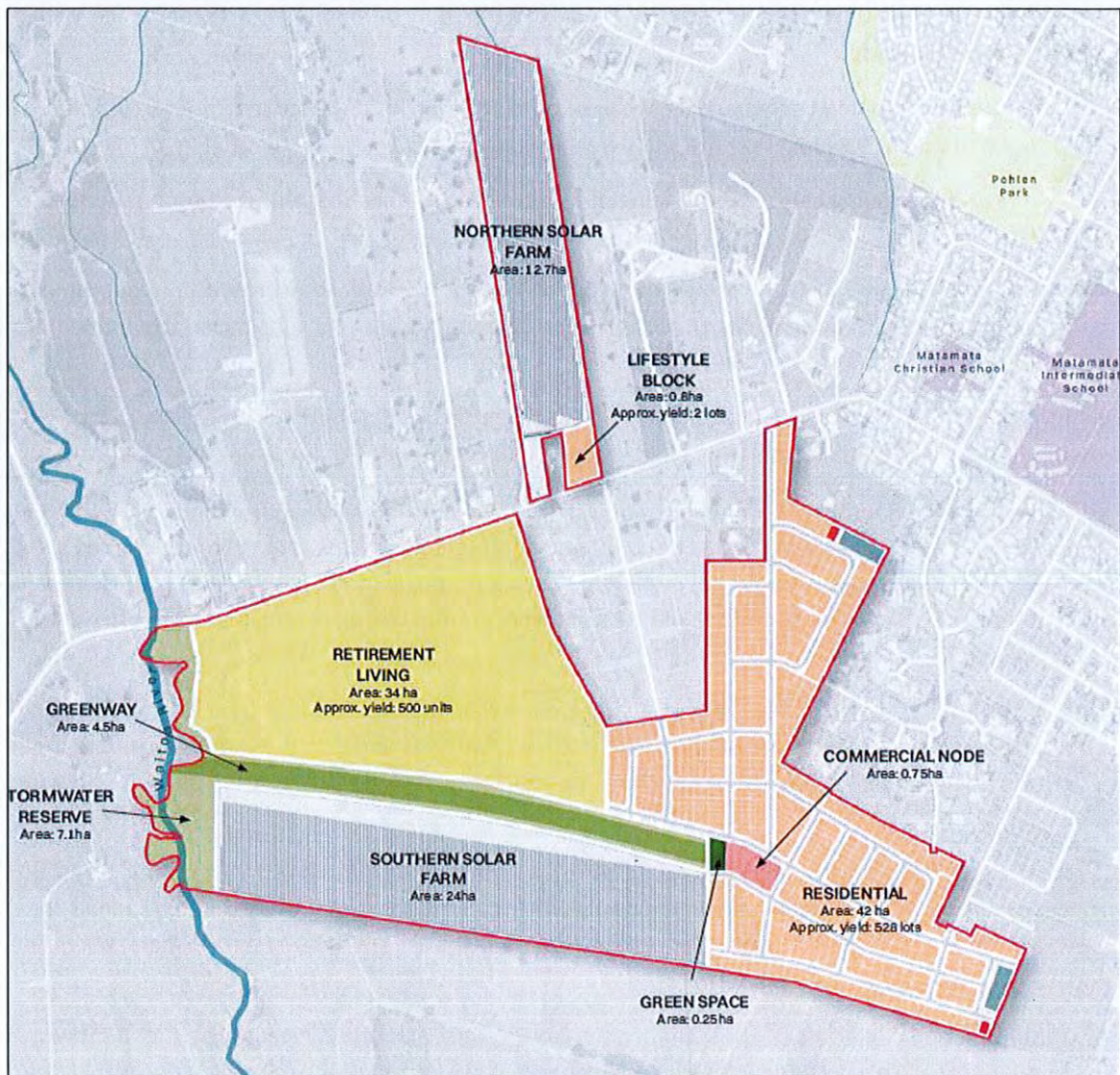
To support the growing demand for retirement living in Matamata, **Ashbourne** is anticipated to deliver approximately 200 retirement living units, as well as the supporting healthcare and community facilities across an area of 34 hectares. A staged approach is proposed, from east to west, to establish a high-quality development overlooking the greenway.

Two solar farms are proposed to produce energy for over 7,000 homes per year, with the ability of powering not only **Ashbourne** but the wider community. The northern solar farm has an area of 12.7 hectares, while the southern solar farm is twice the size with an area of 24 hectares.

This is a three-stage development, with each of the four key precincts having their own sub-stages, to ensure demand is met over the short, medium and long term.

This is supported by the indicative Masterplan, shown in **Figure 1**.

Figure 1. Indicative Ashbourne Masterplan.



R.M.C.

WGP

B

R.A. Hemmings Limited
247 Station Road
Matamata

13 November 2024

Ministry for the Environment
Attn: Listed Projects Team
Via email: [REDACTED]

To whom it may concern,

Re: Fast-Track Referral Application for Ashbourne Project – Station Rd, Matamata

We, R. A. Hemmings Limited, own the property at [REDACTED] being all the land described in:

1. Lot 1, DP21055, Record of Title SA658/159;
2. Lot 3, DP14362, Record of Title SA12C/1064; and
3. Lot 2, DPS 567678 and Lot 2 DPS 21055, Record of Title 1018185.

We have a signed agreement to sell the property to Unity Management Limited dated 26 April 2024, with settlement scheduled for 31 May 2026.

We have reviewed Unity Developments' *'Summary of the Ashbourne Development'*, appended as **Attachment 1**, for the Ashbourne proposal (**Project**). Our land is included as the western section of the Project area.

We understand that Unity Developments intends to apply for a fast-track referral for approval of the Project once the Fast-track Approvals Bill is passed and this letter may be used as part of that application.

We consent and have no objection to the Project as set out in the *'Summary of the Ashbourne Development'*, as well as the fast-track referral application.

Yours faithfully
R.A. Hemmings Limited

[Signature]

[REDACTED]

ATTACHMENT 1: SUMMARY OF THE ASHBOURNE DEVELOPMENT

Unity Developments is proposing a multi-use development, **Ashbourne**, within the Matamata-Piako District, approximately 1.8 kilometres to the south-west of the centre of Matamata. This is proposed to occur across two larger blocks of land, on both the northern side and southern side of Station Road. The **Ashbourne** development comprises a total area of 125 hectares.

The development proposal will be submitted via the Fast-track Approvals Act once it has been passed and post a successful referral from Ministers. The application will comprise the relevant local landuse and subdivision approvals from MPDC and regional consents from WRC. The consents will give effect to the below.

A summary of the **Ashbourne** development and overview is outlined below:

Ashbourne is a multi-use development that includes four key precincts:

1. A new **residential community**, comprising of over 500 new homes, a green space and a commercial node;
2. A multi-functional **greenway** that weaves from the neighbourhood centre and commercial node to the Waitoa River on the site's western boundary;
3. A **retirement living centre**, comprising of approximately 200 units, with additional supporting facilities; and
4. Two **solar farms** which will provide a sustainable energy resource onsite, with the potential to integrate into the wider electricity network to generate energy outside of the immediate development.

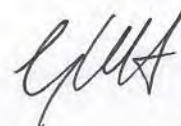
The 42-hectare residential community is underpinned by a series of design principles, which focus on creating a well-connected, legible and diverse community on the edge of Matamata.

The eight-stage development is framed around a central spine road which runs from Station Road to the north of the site, down to the eastern boundary. Intersecting this is a secondary spine road connection to link the wider residential precinct to the commercial node, green space and greenway, as well as provide access and connectivity to the future retirement living centre located in the western portion of the site.

This transport network, supported by local roads, pedestrian and cycle connections, enables a legible grid structure in the residential area. A range of housing typologies and densities are proposed to meet the growing and changing needs of the housing market to ensure there are options for future residents.

The commercial node located in the heart of the development, includes a number of amenities and services to support the **Ashbourne** development, wider community and local economy, such as local shops, a childcare facility and a café. The commercial node comprises an area of 0.75 hectares in the centre of the Ashbourne development.

The multi-functional greenway links the commercial node and open spaces of the **Ashbourne** development area. This corridor interconnects infrastructure, ecological wellbeing, connectivity and



amenity to support a place-based identity. A number of uses are proposed along this corridor to encourage future residents to interact with the greenway, such as sheltered rest areas for relaxation and socialisation, active mode pathways, and play areas.

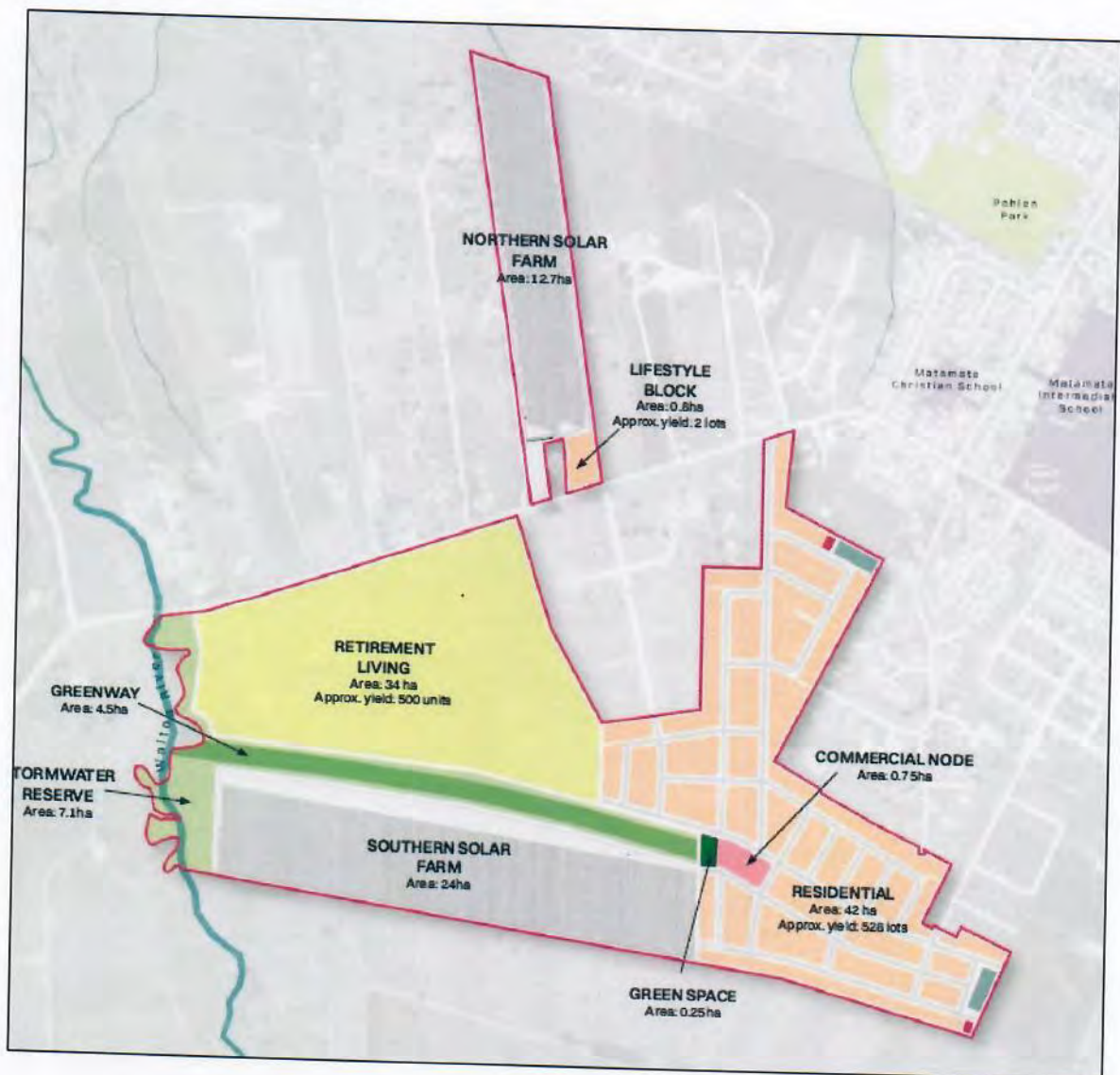
To support the growing demand for retirement living in Matamata, **Ashbourne** is anticipated to deliver approximately 200 retirement living units, as well as the supporting healthcare and community facilities across an area of 34 hectares. A staged approach is proposed, from east to west, to establish a high-quality development overlooking the greenway.

Two solar farms are proposed to produce energy for over 7,000 homes per year, with the ability of powering not only **Ashbourne** but the wider community. The northern solar farm has an area of 12.7 hectares, while the southern solar farm is twice the size with an area of 24 hectares.

This is a three-stage development, with each of the four key precincts having their own sub-stages, to ensure demand is met over the short, medium and long term.

This is supported by the indicative Masterplan, shown in **Figure 1**.

Figure 1. Indicative Ashbourne Masterplan.



GLT

R.A. Hemmings Limited
247 Station Road
Matamata

13 November 2024

Ministry for the Environment
Attn: Listed Projects Team
Via email: [REDACTED]

To whom it may concern,

Re: Fast-Track Referral Application for Ashbourne Project – Station Rd, Matamata

We, R. A. Hemmings Limited, own the property at [REDACTED], being all the land described in:

1. Lot 1, DP21055, Record of Title SA658/159;
2. Lot 3, DP14362, Record of Title SA12C/1064; and
3. Lot 2, DPS 567678 and Lot 2 DPS 21055, Record of Title 1018185.

We have a signed agreement to sell the property to Unity Management Limited dated 26 April 2024, with settlement scheduled for 31 May 2026.

We have reviewed Unity Developments' '*Summary of the Ashbourne Development*', appended as **Attachment 1**, for the Ashbourne proposal (**Project**). Our land is included as the western section of the Project area.

We understand that Unity Developments intends to apply for a fast-track referral for approval of the Project once the Fast-track Approvals Bill is passed and this letter may be used as part of that application.

We consent and have no objection to the Project as set out in the '*Summary of the Ashbourne Development*', as well as the fast-track referral application.

Yours faithfully
R.A. Hemmings Limited

[REDACTED]

ATTACHMENT 1: SUMMARY OF THE ASHBOURNE DEVELOPMENT

Unity Developments is proposing a multi-use development, **Ashbourne**, within the Matamata-Piako District, approximately 1.8 kilometres to the south-west of the centre of Matamata. This is proposed to occur across two larger blocks of land, on both the northern side and southern side of Station Road. The **Ashbourne** development comprises a total area of 125 hectares.

The development proposal will be submitted via the Fast-track Approvals Act once it has been passed and post a successful referral from Ministers. The application will comprise the relevant local landuse and subdivision approvals from MPDC and regional consents from WRC. The consents will give effect to the below.

A summary of the **Ashbourne** development and overview is outlined below:

Ashbourne is a multi-use development that includes four key precincts:

1. A new **residential community**, comprising of over 500 new homes, a green space and a commercial node;
2. A multi-functional **greenway** that weaves from the neighbourhood centre and commercial node to the Waitoa River on the site's western boundary;
3. A **retirement living centre**, comprising of approximately 200 units, with additional supporting facilities; and
4. Two **solar farms** which will provide a sustainable energy resource onsite, with the potential to integrate into the wider electricity network to generate energy outside of the immediate development.

The 42-hectare residential community is underpinned by a series of design principles, which focus on creating a well-connected, legible and diverse community on the edge of Matamata.

The eight-stage development is framed around a central spine road which runs from Station Road to the north of the site, down to the eastern boundary. Intersecting this is a secondary spine road connection to link the wider residential precinct to the commercial node, green space and greenway, as well as provide access and connectivity to the future retirement living centre located in the western portion of the site.

This transport network, supported by local roads, pedestrian and cycle connections, enables a legible grid structure in the residential area. A range of housing typologies and densities are proposed to meet the growing and changing needs of the housing market to ensure there are options for future residents.

The commercial node located in the heart of the development, includes a number of amenities and services to support the **Ashbourne** development, wider community and local economy, such as local shops, a childcare facility and a café. The commercial node comprises an area of 0.75 hectares in the centre of the Ashbourne development.

The multi-functional greenway links the commercial node and open spaces of the **Ashbourne** development area. This corridor interconnects infrastructure, ecological wellbeing, connectivity and



amenity to support a place-based identity. A number of uses are proposed along this corridor to encourage future residents to interact with the greenway, such as sheltered rest areas for relaxation and socialisation, active mode pathways, and play areas.

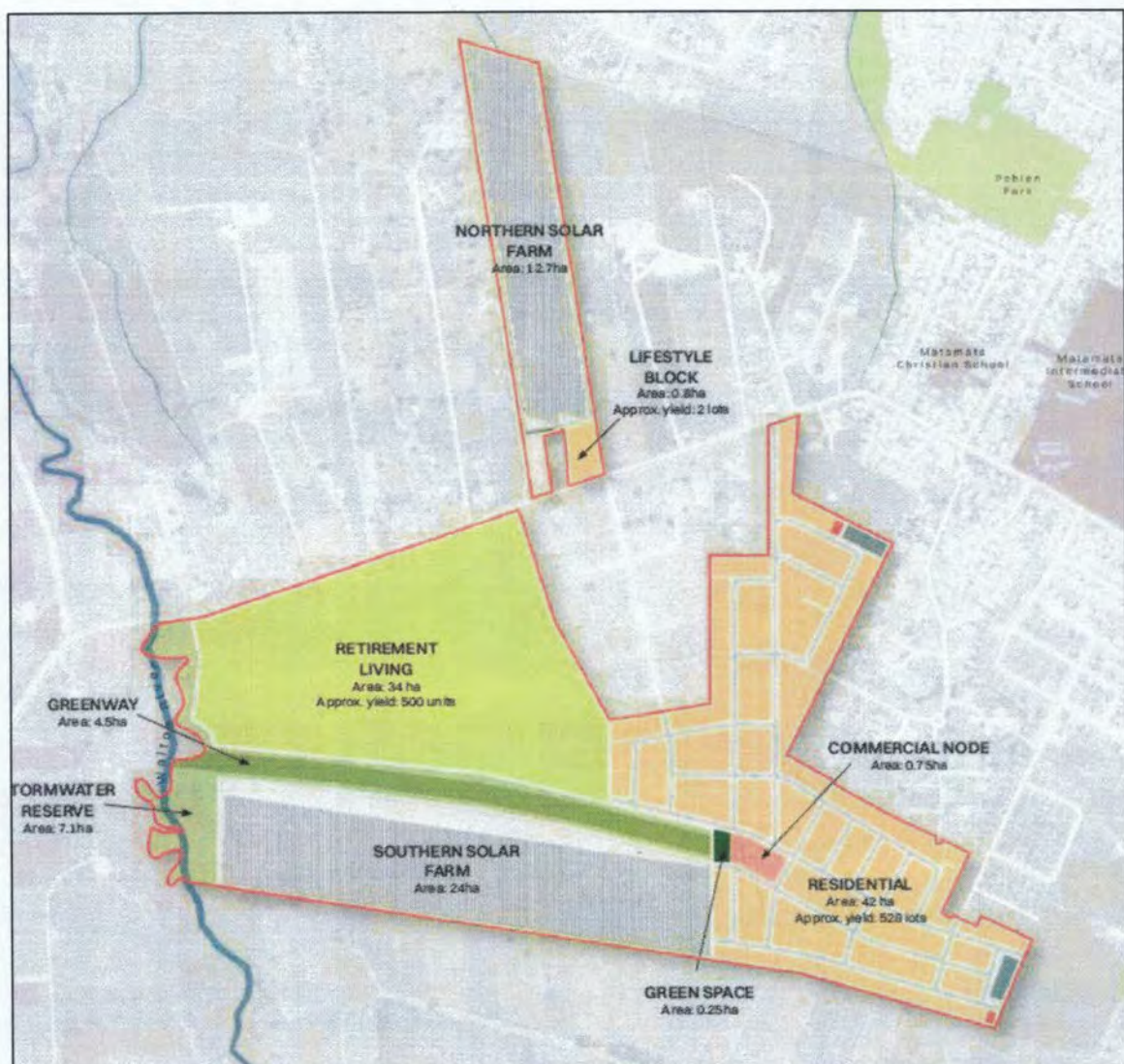
To support the growing demand for retirement living in Matamata, **Ashbourne** is anticipated to deliver approximately 200 retirement living units, as well as the supporting healthcare and community facilities across an area of 34 hectares. A staged approach is proposed, from east to west, to establish a high-quality development overlooking the greenway.

Two solar farms are proposed to produce energy for over 7,000 homes per year, with the ability of powering not only **Ashbourne** but the wider community. The northern solar farm has an area of 12.7 hectares, while the southern solar farm is twice the size with an area of 24 hectares.

This is a three-stage development, with each of the four key precincts having their own sub-stages, to ensure demand is met over the short, medium and long term.

This is supported by the indicative Masterplan, shown in **Figure 1**.

Figure 1. Indicative Ashbourne Masterplan.



AMH

Eldonwood Limited
C/- O'Sheas
Barristers & Solicitors
PO Box 460
Hamilton 3240

18 November 2024

Ministry for the Environment
Attn: Listed Projects Team
Via email: [REDACTED]

To whom it may concern,

Re: Fast-Track Referral Application for Ashbourne Project – Station Rd, Matamata

We, Eldonwood Limited, own the property situated between Peakedale Drive and Chestnut Lane, Matamata, being all the land described in:

1. Lot 5, DP 384886, Record of Title 339511;
2. Lot 4, Deposited Plan 384886, Record of Title 339510; and
3. Lot 204, Deposited Plan 535395 and Lots 25 and 106 Deposited Plan 393306, Record of Title 885183 (the Property)

We have a signed agreement to sell the Property to Matamata Development Limited dated 7 February 2024, with settlement scheduled for 7 February 2026.

We have reviewed Unity Developments' *'Summary of the Ashbourne Development'*, appended as Attachment 1, for the Ashbourne proposal (Project). Our land is included in the eastern section of the Project area.

We understand that Unity Developments intends to apply for a fast-track referral for approval of the Project once the Fast-track Approvals Bill is passed and this letter may be used as part of that application.

As the owner of the Property, we consent and have no objection to the Project as set out in the *'Summary of the Ashbourne Development'*, as well as the fast-track referral application.

Yours faithfully
Eldonwood Limited


Director

ATTACHMENT 1: SUMMARY OF THE ASHBOURNE DEVELOPMENT

Unity Developments is proposing a multi-use development, *Ashbourne*, within the Matamata-Piako District, approximately 1.8 kilometres to the south-west of the centre of Matamata. This is proposed to occur across two larger blocks of land, on both the northern side and southern side of Station Road. The *Ashbourne* development comprises a total area of 125 hectares.

The development proposal will be submitted via the Fast-track Approvals Act once it has been passed and post a successful referral from Ministers. The application will comprise the relevant local landuse and subdivision approvals from MPDC and regional consents from WRC. The consents will give effect to the below.

A summary of the *Ashbourne* development and overview is outlined below:

Ashbourne is a multi-use development that includes four key precincts:

1. A new **residential community**, comprising of over 500 new homes, a green space and a commercial node;
2. A multi-functional **greenway** that weaves from the neighbourhood centre and commercial node to the Waitoa River on the site's western boundary;
3. A **retirement living centre**, comprising of approximately 200 units, with additional supporting facilities; and
4. Two **solar farms** which will provide a sustainable energy resource onsite, with the potential to integrate into the wider electricity network to generate energy outside of the immediate development.

The 42-hectare residential community is underpinned by a series of design principles, which focus on creating a well-connected, legible and diverse community on the edge of Matamata.

The eight-stage development is framed around a central spine road which runs from Station Road to the north of the site, down to the eastern boundary. Intersecting this is a secondary spine road connection to link the wider residential precinct to the commercial node, green space and greenway, as well as provide access and connectivity to the future retirement living centre located in the western portion of the site.

This transport network, supported by local roads, pedestrian and cycle connections, enables a legible grid structure in the residential area. A range of housing typologies and densities are proposed to meet the growing and changing needs of the housing market to ensure there are options for future residents.

The commercial node located in the heart of the development, includes a number of amenities and services to support the *Ashbourne* development, wider community and local economy, such as local shops, a childcare facility and a café. The commercial node comprises an area of 0.75 hectares in the centre of the *Ashbourne* development.

The multi-functional greenway links the commercial node and open spaces of the *Ashbourne* development area. This corridor interconnects infrastructure, ecological wellbeing, connectivity and

amenity to support a place-based identity. A number of uses are proposed along this corridor to encourage future residents to interact with the greenway, such as sheltered rest areas for relaxation and socialisation, active mode pathways, and play areas.

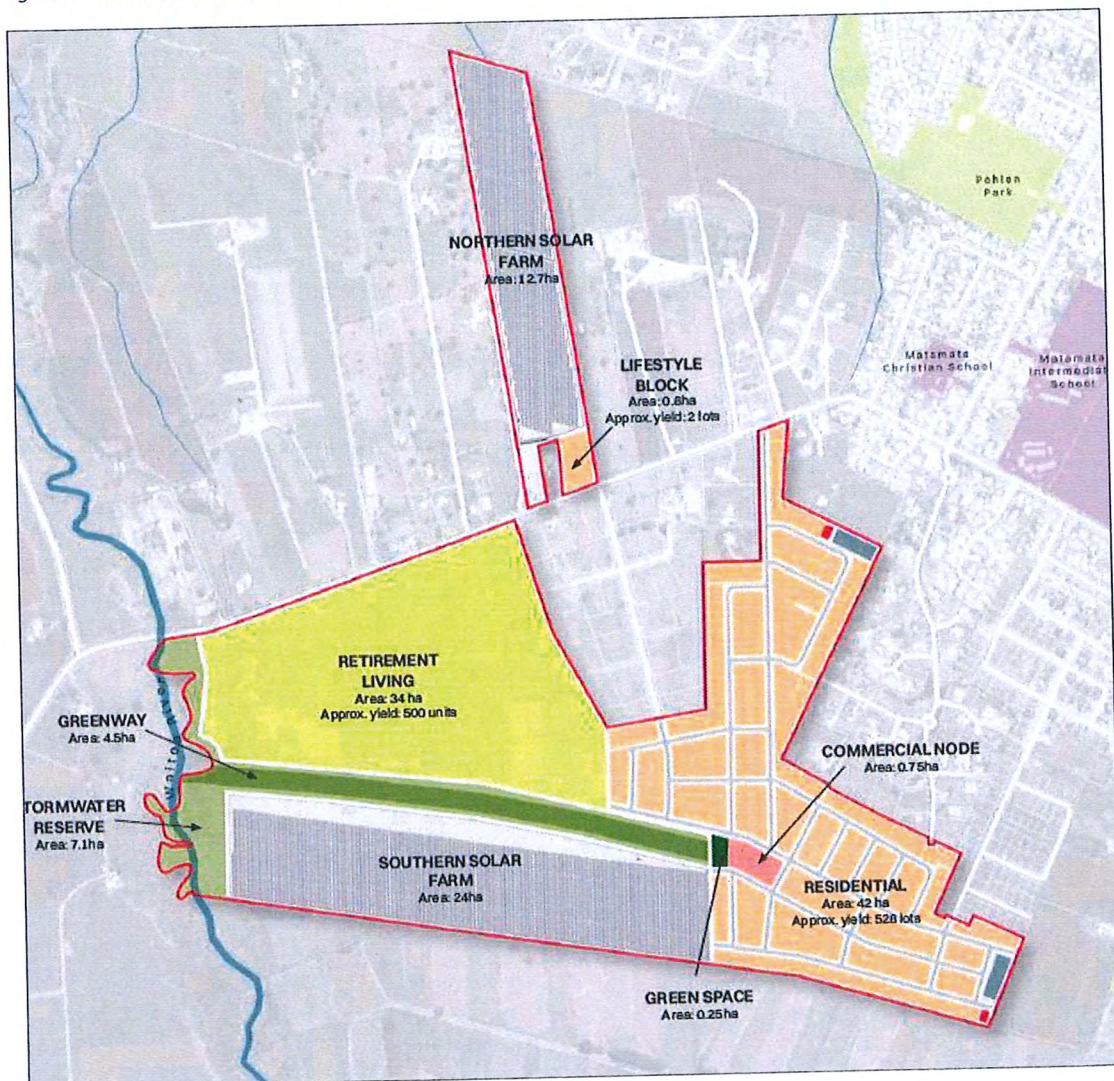
To support the growing demand for retirement living in Matamata, *Ashbourne* is anticipated to deliver approximately 200 retirement living units, as well as the supporting healthcare and community facilities across an area of 34 hectares. A staged approach is proposed, from east to west, to establish a high-quality development overlooking the greenway.

Two solar farms are proposed to produce energy for over 7,000 homes per year, with the ability of powering not only *Ashbourne* but the wider community. The northern solar farm has an area of 12.7 hectares, while the southern solar farm is twice the size with an area of 24 hectares.

This is a three-stage development, with each of the four key precincts having their own sub-stages, to ensure demand is met over the short, medium and long term.

This is supported by the indicative Masterplan, shown in Figure 1.

Figure 1. Indicative Ashbourne Masterplan.



Eldonwood Precinct Limited
C/- O'Sheas
Barristers & Solicitors
PO Box 460
Hamilton 3240

13 May 2025

To: The Minister of the Environment

To whom it may concern,

Re: Fast-Track Application for Ashbourne Project – Eldonwood Drive, Matamata

We own the Private Road known as [REDACTED] being all the land described in: Lot 100 Deposited Plan 380025, Record of Title 320654 (South Auckland Registry) (copy attached).

We have reviewed Matamata Development's Proposed Wastewater Drainage Overview Plan for the "Ashbourne" development as attached ("**Drainage Plan**").

The Drainage Plan requires wastewater pipes to be laid under the southeastern portion of our property as highlighted yellow ("**Drainage Area**").

We understand that Matamata Developments intend to apply for a Fast-track approval and this letter may be used as part of that application.

We have no objection to the Drainage Plan, and consent to Matamata Developments installing wastewater pipes through part of our property being the Drainage Area as highlighted yellow on the Drainage Plan.

Yours faithfully
Eldonwood Precinct Limited



Director

[illegible]

Drainage Area Diagram



Appendix 8

Ashbourne Fast Track Approvals Notice of Decision



Urban & Environmental

BRF-6105

13 May 2025

Matamata Development Limited
c/- Fraser McNutt
Barker and Associates



Dear Fraser McNutt

Notice of Decisions on application for referral of the Ashbourne project under the Fast-track Approvals Act 2024

This notice of decisions is for an application received from Matamata Development Limited for referral of the Ashbourne project (project) under the Fast-track Approvals Act 2024 (the Act) that has been accepted by the Minister for Infrastructure (the Minister) under section 21(1)(c) and is being referred under section 26(2)(a).

The project is described as:

A residential development, associated earthworks and subdivision, comprising approximately 530 residential units, public open space and a neighbourhood centre comprising commercial activities;

A multi-functional greenway including active transit nodes, development infrastructure and stormwater management devices.

A retirement development and earthworks comprising approximately 250 units, an associated hospital, and additional supporting facilities.

Two solar farms, covering approximately 13 hectares and 25 hectares respectively, with associated vegetation planting and earthworks and associated infrastructure with the potential to provide up to 52,000 megawatt-hours per year.

The project will require the proposed approvals:

1. Resource consents under the Resource Management Act 1991.

fasttrack.govt.nz | contact@fasttrack.govt.nz | 0800 FASTRK

Fast-track referrals are administered on behalf of the Minister for Infrastructure by
The Ministry for the Environment | PO Box 10362 | Wellington 6143, New Zealand | NZBN: 9429041908853

Under section 22(a) the project can only be accepted if the Minister is satisfied the criteria in section 22 are met, which includes being satisfied that

- a) the project is an infrastructure or development project that would have significant regional or national benefits and;
- b) referring the project to the fast-track approvals process would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes and is unlikely to materially affect the efficient operation of the fast-track approvals process.

Decision on referral application

The Minister has decided to accept the referral application for the whole project under section 21(1)(c) as he is satisfied it meets the criteria in section 22 and to **refer** the project to the fast-track approvals process under section 26(2)(a).

Reasons for accepting referral application

The Minister is satisfied that the project:

- (a) is an infrastructure or development project that would have significant regional or national benefits; and
- (b) referring the project to the fast-track approvals process –
 - (i) would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes; and
 - (ii) is unlikely to materially affect the efficient operation of the fast-track approvals process.

The Minister is satisfied the project is an infrastructure or development project that would have significant regional or national benefits as:

- (a) It is an infrastructure or development project because it involves land development for the construction of residential units and solar farms
- (b) It would have significant regional benefits because it would
 - i. Increase housing supply by providing approximately 700 new residential units (including retirement units)
 - ii. include solar generation which could power up to 8000 homes, and
 - iii. provide economic benefits including generating 2175 full-time equivalent (FTE) jobs during construction.

The Minister is satisfied that there is no reason he must decline the project under section 21(3) of the Act.

Specified matters for accepted referral application

fasttrack.govt.nz | contact@fasttrack.govt.nz | 0800 FASTRK

Fast-track referrals are administered on behalf of the Minister for Infrastructure by
The Ministry for the Environment | PO Box 10362 | Wellington 6143, New Zealand | NZBN: 9429041908853

Matamata Development Limited lodged the referral application and is specified as the person who is authorised to lodge a substantive application for this project under section 27(2).

A deadline for lodging the application applies (s27(3)(b)(i)). The application must be lodged by: 1313 MMay 20272027

The Minister has specified under section 27(3)(b)(ii) that:

The following information must be submitted with a substantive application lodged for the project:

- (a) a land productivity assessment

The Minister has also specified under section 27(3)(b)(iii) that the expert panel must invite comments from the following persons or groups , in addition to those from whom comments are invited under section 53:

- (a) Powerco Limited
- (b) New Zealand Transport Agency
- (c) Minister for Seniors

If you have any queries about this notice of decisions, please email referral@fasttrack.govt.nz or alternatively, phone the fast-track call centre on 0800 225 537.

Yours sincerely



Ilana Miller
General Manager, Delivery and Operations

cc: Written notice (s28(1)) for accept and decline projects:

the applicant – Matamata Development Limited

fasttrack.govt.nz | contact@fasttrack.govt.nz | 0800 FASTRK

Fast-track referrals are administered on behalf of the Minister for Infrastructure by
The Ministry for the Environment | PO Box 10362 | Wellington 6143, New Zealand | NZBN: 9429041908853

any person invited to comment (s17(1):

- the relevant local authorities: Matamata Piako District Council and Waikato Regional Council
- the Minister for the Environment and Minister of Housing and Minister for Energy
- the relevant administering agencies – Ministry for the Environment
- the Māori groups identified in the list provided to the Minister – Ngāti Haua, Ngāti Hinerangi, Raukawa, Waikato-Tainui
- any other person – Minister for Seniors, Powerco Limited, Ministry of Housing and Urban Development, Transpower New Zealand Limited, New Zealand Transport Agency

cc: Written notice where Minister accepts the application and refers the project (s28(2)):

the Panel Convener – including all the related information received by the Minister

the EPA – including all the related information received by the Minister

the relevant administering agencies - Ministry for the Environment

Appendix 9

Owner Occupier Letter



Urban & Environmental

29 May 2025

Occupier

Street Address

Matamata

Waikato

Dear Occupier

ASHBOURNE FAST-TRACK PROJECT

Unity Developments is in the process of designing and consenting a multi-use development, approximately 1.8km to the south-west of the centre of Matamata. The project comprises a residential community comprising of circa 520 new homes, a retirement living core, comprising 218 units, a hospital and supporting facilities, a commercial node, two solar farms which will provide a sustainable energy resource onsite, and a central stormwater greenway corridor, providing an active-mode pathway along its length. Further details are provided within the attached summary document.

A project plan is shown below:

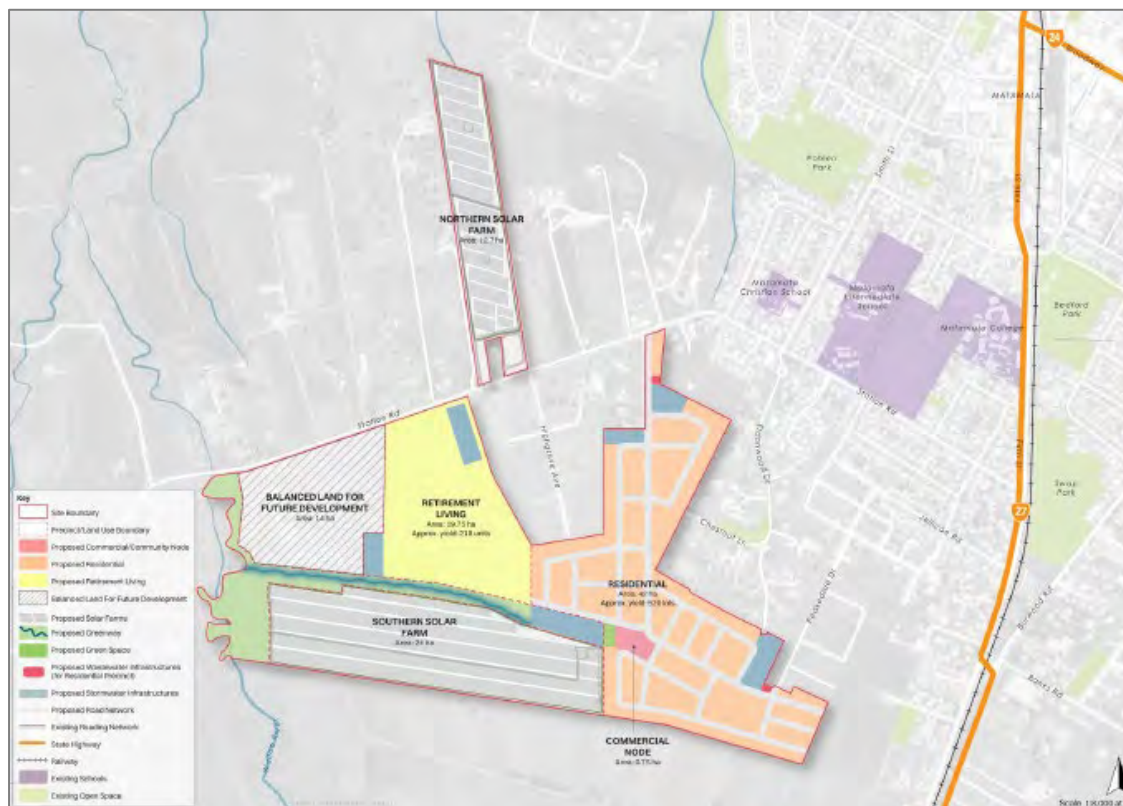


Figure 1: Proposed Ashbourne Development

Unity Developments are applying for resource consents from the relevant authorities under the Fast-Track Approvals Act 2024 ('FTAA'). The purpose of the FTAA is to provide a consenting process to fast-track projects that have significant regional benefits in terms of boosting employment and local economies. Further details on the FTAA can be found on the Fast Track website: www.fasttrack.govt.nz.

The Ashbourne project was referred by the Minister for the Infrastructure on 13th May 2025 which means that a substantive application may now be lodged with the Environmental Protection Agency (EPA).

One of the steps in preparing an application to the expert consulting panel is to identify the owners and occupiers of adjacent land under Section 5(1)(d) of the FTAA. This is so that the expert consenting panel or the Environmental Protection Agency may contact you and invite you to comment on the application.

We are writing to you because:

- You have been identified as an owner or occupier of land adjacent to the Ashbourne fast-track project; and
- We need to provide your details to the Environmental Protection Agency, so that they can contact you about this project if needed.

If you are the owner and occupier of this property, then please ignore this request. We will provide your publicly available details to the EPA as part of the application.

If you are an occupier of this property, you may provide your details if you would like to be included in any potential consultation. You are under no obligation to provide this as an occupier. If you would like to be included, **please provide your name and postal address to Steph Wilson by Wednesday 11th June via email**

= [REDACTED]

The information you provide will **only** be shared with the EPA, who may contact you regarding the Ashbourne Fast-Track Project. Once the expert consenting panel process has been completed, your personal information will be destroyed.

Should you have any questions or comments, please do not hesitate to contact us.

Yours sincerely | Nāku noa, nā

Barker & Associates Limited



Steph Wilson

Associate

[REDACTED]



Fraser McNutt

Partner/Waikato Manager

[REDACTED]

Appendix 10

Ashbourne Press Release



Urban & Environmental

15 May 2025

Ashbourne Development, Matamata: Fast-Track for Future Growth

Unity Developments welcomes the Government's decision to refer its flagship Ashbourne project in Matamata under the Fast Track Approvals Act, as announced by Minister Chris Bishop on 13 May 2025. This approval allows the project to progress to the next stage of the Fast-track process, allowing a substantive application to be lodged with the Environmental Protection Authority (EPA).

The referral marks a major milestone for the 125-hectare, master-planned community — an integrated development that blends residential, retirement, and renewable energy elements to support Matamata's growth and deliver long-term community benefit. With a focus on providing options for those in varying ages and stages of their life.

Key features of the Ashbourne development include:

- **500+ New Homes**
A mix of housing options will be delivered across eight stages, providing a range of living choices tailored to the needs of Matamata's growing population.
- **Retirement Living**
Up to 250 high-quality retirement units, aged care facilities, and lifestyle facilities will be delivered across 20 hectares, creating a modern, well-supported environment for older New Zealanders.
- **Commercial Hub & Neighbourhood Park**
A new local centre will offer local amenities positioned alongside a community park. This hub will be a central gathering place for residents and visitors, encouraging connection and local vibrancy.
- **Connectivity & Greenway Network**
The development will deliver new walking and cycling paths that link to the broader Matamata network. A landscaped greenway will extend west to the Waitoa River, providing a corridor for recreation, biodiversity, and connection to the land and water.
- **Two Solar Farms**
Capable of power over 7,000 homes annually, the on-site solar farms will integrate agrivoltaic farming — allowing for continued agricultural use alongside clean energy generation.

Located within New Zealand's 'Golden Triangle', Matamata offers excellent access to Tauranga (51km), Hamilton (64km), and Rotorua (68km), and is increasingly recognised as a desirable place to live, work, and invest.

Caleb Pearson, Development Manager at Unity Developments, says the project is designed to support the growth in the region with sustainability and community outcomes in mind.

"Ashbourne is about more than just delivering homes. It's about creating a future-focused, sustainable community that supports local needs and showcases the best of modern development practice."

Economic Impact

The project is forecast to generate \$230 million in salaries and contribute nearly \$375 million to

GDP over the construction period. Once completed, Ashbourne is expected to support 64 full-time ongoing jobs and contribute an additional \$7.5 million annually to the regional economy.

About Unity Developments

Ashbourne is proudly delivered by Unity Developments — a joint venture formed through strategic partnerships and united by a shared vision to create vibrant, sustainable communities across Aotearoa. Unity brings together expertise and innovation to transform large greenfield sites across Aotearoa into vibrant, sustainable communities.

Media Contact:

Caleb Pearson

Development Manager, Unity Developments

