



Volume 1: Ashbourne Evaluation & Overview Report

Station Road, Matamata

Fast-track Approvals Act 2024 Substantive Application

14 July 2025

B&A

Urban & Environmental

Prepared for:
Matamata Development Limited



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Prepared by:



Steph Wilson

Associate, Barker & Associates Limited

Reviewed by:



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Partner, Barker & Associates Limited

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Acronyms Table

Term	Explanation
AEE	Assessment of Environmental Effects
CIA	Cultural Impact Assessment
DSI	Detailed Site Investigation
EIA	Economic Impact Assessment
EcIA	Ecological Impact Assessment
EPA	Environmental Protection Authority
ESSP	Eldonwood South Structure Plan
FTAA	Fast-track Approvals Act 2024
FTE	Full-time Equivalent
HAIL	Hazardous Activities and Industries List
MPDC	Matamata-Piako District Council
MPODP	Matamata-Piako Operative District Plan
NES	National Environmental Standard
NES:AQ	Resource Management (National Environment Standard for Air Quality) Regulations 2004
NES:CS	Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011
NES:F	Resource Management (National Environmental Standard for Freshwater) Regulations 2020
NPS:FM	National Policy Statement for Freshwater Management 2020
NPS:HPL	National Policy Statement for Highly Productive Land 2022
NPS:IB	National Policy Statement for Indigenous Biodiversity 2023
NPS:REG	National Policy Statement for Renewable Electricity Generation 2011
NPS:UD	National Policy Statement on Urban Development 2020
RAP	Remedial Action Plan
RITS	Waikato's Regional Infrastructure Technical Standards
RMA	Resource Management Act 1991
WORPS	Waikato Operative Regional Policy Statement
WRC	Waikato Regional Council
WPRPS	Waikato Proposed Regional Policy Statement
WRP	Waikato Operative Regional Plan

1.0 Applicant and Property Details

To:	Environmental Protection Authority (EPA)
Site Address:	Station Road, Matamata
Applicant Name:	Matamata Development Limited
Address for Service:	Barker & Associates Ltd Attention: Fraser McNutt
Legal Description:	Various (refer to Records of Title as Appendix 1A)
Site Area:	125ha
Site Owner:	R.A. Hemmings Limited; Eldonwood Limited; Cooper Aitken Trustees Limited, William John Perry and Rose Marie Craig;
District Plan:	Matamata Piako District Plan (MPDP)
Regional Plan:	Waikato Regional Plan (WRP)
MPDP Zoning:	Rural-Residential 1; Rural-Residential 2; Rural
MPDP Structure Plan:	Eldonwood South Structure Plan
MPDP Overlays & Controls:	N/A
Designations:	N/A
Additional Limitations:	N/A
Locality Diagram:	Refer to Figure 1
Brief Description of Proposal:	Ashbourne mixed-use development, incorporating residential subdivision, retirement village, greenway, and two solar farms
Summary of Reasons for Consent:	Refer to Section 9.0.

2.0 Statement of Qualifications and Experience

The following is a statement of the qualifications and experience of the Planners involved in preparing this substantive application. The qualifications and experience of the specialists involved are set out in their respective individual reports.

Steph Wilson – Associate, Barker & Associates

I am an Associate at Barker & Associates (B&A). B&A is a planning, urban design and landscape consultancy with offices around New Zealand. I have been employed at B&A since April 2021.

I hold the qualifications of Bachelor of Arts from Waikato University and Post-graduate Diploma in Urban and Rural Planning from the University West of England. I have seven years of experience in planning within the private sector.

I have a broad range of experience in resource management working on behalf of a range of clients including land developers, commercial entities, and Kāinga Ora – Homes and Communities in the Waikato and around New Zealand. This has involved the preparation of planning advice and resource consent applications.

I confirm that, in my capacity as an author of the substantive application, I have read and abide by the Environment Court of New Zealand's Code of Conduct for Expert Witnesses Practice Note 2023.

Fraser McNutt – Partner, Barker & Associates

I am a Partner at B&A. B&A is a planning, urban design and landscape consultancy with offices around New Zealand of which I manage the Waikato Regional Office. I have been employed at B&A since April 2019. I have a BSocSc Resources and Environmental Planning degree (REP) from Waikato University. I am full member of the NZPI and RMLA.

I have over 14 years Local Government Experience in Planning, Strategic Planning, Council Long Term and Ten year Plan formulation. Experience and sound understanding of Local Government Act, Development Contributions, Property Rights. Experience and knowledge of the Resource Management Act, Plan/Place Making, Consenting and Building Act.

I have been Involved in many large-scale Land use & Subdivision developments from both public and private perspectives including hotel developments, mixed use downtown development, apartment and terrace developments, commercial and industrial, roading and regional consents.

I have experience in preparing and navigating Fast Track Consents of regional significance. Have a unique understanding of Spatial Planning, Structure and Master Planning, Future Proof strategy and settlement patterns.

I confirm that, in my capacity as an author and reviewer of the substantive application, I have read and abide by the Environment Court of New Zealand's Code of Conduct for Expert Witnesses Practice Note 2023.

3.0 Executive Summary

This report is submitted in support of Matamata Development Limited's application to the Environmental Protection Authority (**EPA**) to authorise the Ashbourne development.

Collectively, Ashbourne provides capacity for approximately 520 dwellings, 218 retirement living units, a 70-bed aged-care hospital, open space, and two solar farms. This includes:

- 518 vacant freehold lots within the residential subdivision, sized to accommodate complying development;
- A neighbourhood centre superlot supporting a superette, childcare, café, and four additional commercial tenancies;
- A retirement village incorporating 218 retirement villas and associated facilities, a 70-bed aged care hospital, and two four-bedroom dwellings for staff accommodation; and
- An open space network that includes a neighbourhood park and a 'Greenway' providing stormwater conveyance and opportunities for active recreation through a shared pathway.

Supporting transport, utilities, and three waters infrastructure is proposed. The retirement village will be self-serviced, with on-site, self-managed stormwater, wastewater, and potable water. The remainder of the development will be served by extensions of the public network for wastewater and water supply, with on-site public stormwater management implemented.

This report has been prepared in accordance with the requirements of the Fast-track Approvals Act 2024 (**FTAA**). The FTAA is part of the Government's response to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

The FTAA establishes an Expert Consulting Panel to determine applications for resource consent. This replaces the role of local authorities as consenting authorities under the Resource Management Act 1991 (**RMA**). Two categories of projects can use the FTAA and be considered by a panel: Listed Projects and Referred Projects. This proposal is a Referred Project, and the application is being made in accordance with section 40 of the FTAA.

During the preparation of the development proposal, the applicant and its representatives have undertaken consultation with Matamata Piako District Council, and Waikato Regional Council. Consultation was also undertaken with the relevant iwi authorities who wish to be involved (Waikato-Tainui, Ngāti Hauā, Raukawa, and Ngāti Hinerangi) as well as Heritage New Zealand and Department of Conservation. Consultation was also undertaken with the EPA. The objective of this consultation was to discuss the proposal and infrastructure proposed to service the development, understand any issues that may exist with the site, locality, and development as well as the information requirements needed for the application. This consultation meets the requirements of Section 29 and 11 of the FTAA. A full record of consultation is provided as **Appendix 1D**.

The proposal requires consent under the Matamata Piako District Plan, the Waikato Regional Plan, the National Environmental Standards for Freshwater 2020 (**NES-F**) and the National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health (**NES-CS**).

This application and Assessment of Environmental Effects (AEE) has been prepared in accordance with Section 43 of the FTAA and provides a description of the proposal and explains how the

project is consistent with the purpose of the FTAA. We also provide an assessment of actual and potential effects on the environment consistent with Schedule 5 of the FTAA. Finally, the application has also included a description of the mitigation measures including any relevant management plans, monitoring requirements, and conditions of consent.

Overall, the proposal achieves the purpose of the FTAA to facilitate the delivery of infrastructure and development projects with significant regional and national benefits.

Furthermore, the proposal is considered to achieve the purpose and principles of the RMA, particularly as it relates to the efficient use and development of natural and physical resources, the maintenance and enhancement of amenity values, and the relationship of Māori with their taonga. The proposal is also considered to be consistent with the relevant provisions of the National Policy Statements, Regional Policy Statement, Regional Plan, and the MPDP.

A comprehensive AEE has been prepared with supporting technical advice which concludes that any adverse effects on the environment will be less than minor and that the proposal will result in several positive effects, including economic, social, and ecological net gain.

4.0 Introduction

This Substantive Application (**Application**) has been made by Matamata Development Limited to the EPA for approvals relating to the Ashbourne development. This application relates to the Ashbourne Retirement Village, Solar Farms, Greenway, and Ashbourne Residential Development (the **Project**). This application has been made in accordance with the requirements of the FTAA.

Collectively, the development will provide capacity for approximately 520 residential dwellings, 218 retirement living units, a 70-bed aged-care hospital, two solar farms, and commercial and open space areas.

As a Referred Project, this Application has been made in accordance with s42 of the FTAA and approval is sought for Resource Consents that would otherwise be sought under the RMA.

4.1 Structure of the Application

This application includes three discrete and connected parts of the Ashbourne Development. Given the amount of information and plans relating to each part of the application, to aid decision-making by the Panel, we have separated the application into **Five Volumes**:

- **Volume 1:** Evaluation & Overview Report (this document);
- **Volume 2:** Day 0 Vacant Superlot Subdivision;
- **Volume 3:** Ashbourne Solar Farms;
- **Volume 4:** Ashbourne Retirement Village; and
- **Volume 5:** Ashbourne Residential.

The Application information and supporting AEE included in **Volumes 2-5** provide a detailed assessment of each respective part of the development. These volumes have the relevant Application Plans and supporting technical reports appended. Where reports address the site in its entirety, they are attached to **Volume 1** (this volume) and are referred to throughout **Volumes 2-5**. Additionally, these volumes include a comprehensive description of that part of the proposal,

the specific reasons for consent, and a summary of the technical assessments undertaken. Each volume also contains a thorough AEE, along with an evaluation of relevant policy documents, standards, and plan provisions. The assessment considers proposed mitigation measures, monitoring, and the proposed conditions of consent, to ensure that potential effects are appropriately managed.

The Ashbourne Development Application is supported by the following appendices assessments:

- Appendix 1A Records of Title
- Appendix 1B FTAA Application Form and Checklists
- Appendix 1C Adjacent Landowners
- Appendix 1D Engagement and Consultation Summary Report
- Appendix 1E Referral Letter
- Appendix 1F Section 30 Letter
- Appendix 1G FT Management Plans and Monitoring Measures
- Appendix 1H Cultural Impact Assessment
- Appendix 1I Assessment of Ecological Effects
- Appendix 1J Ecological Management Plan
- Appendix 1K Economic Impact Assessment
- Appendix 1L Land Use Capability Classification Assessment
- Appendix 1M Geotechnical Investigation Report
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- Appendix 1O Hazardous Substances Management Plans
- Appendix 1P Integrated Transportation Assessment
- Appendix 1Q Urban Design Assessment
- Appendix 1R Preliminary and Detailed Site Investigation
- Appendix 1S Contaminated Soil Management Plan
- Appendix 1T Acid Sulphate Soil Management Plan

Refer to Volumes 2 – 5 for supporting appendices relating to the specific proposals.

4.2 Purpose of the Evaluation and Overview Report

As set out in Section 4.0 above, the documentation relating to this application has been separated into five volumes covering separate parts of the project. This Evaluation & Overview Report (**Overview Report**) is referred to as **Volume 1**.

The purpose of this Overview Report is to provide a high-level summary of the project, outline the project background, site context, the proposed development, the approvals required, and the proposed conditions of consent.

This Overview Report also provides sufficient detail to confirm that the application has met the requirements for a Substantive Application under the FTAA and provides an assessment of the application against the Purpose of the FTAA as set out under s3, confirming the significant regional or national benefits.

Additionally, this Overview Report provides a strategic assessment of the proposal's effects and evaluates it against all relevant statutory planning documents. By considering all elements of the proposal cohesively, the Overview Report ensures that the potential effects are assessed and considered in an integrated manner. This approach complements the detailed assessments within the respective application volumes.

Finally, a summary of the assessment of the application against Clause 17 of Schedule 5 of the FTAA has been provided within this Overview Report.

5.0 Requirements under the Fast-Track Approval Act 2024

5.1 Referral Application

The proposal is a Referred Project under the FTAA. Section 43 of the FTAA sets out the information required for a Referred Project, which is addressed within this report. For completeness, a copy of the referral decision is included as **Appendix 1E**.

5.2 Substantive Application

As a Referred Project, this Application has been made by Matamata Development Limited in accordance with s42 of the FTAA.

Under s42(4), this substantive application is seeking approvals for a resource consent that would otherwise be applied for under the RMA (S42(4)(a)).

Section 43 of the FTAA sets out the information to be included in substantive applications. The information provided in this application across Volumes 1 – 6, as required by s43 of the FTAA, is specified in sufficient detail to satisfy the purpose for which it is required. Specifically, the application:

- Explains how the proposal is consistent with the purpose of the FTAA;
- Demonstrates that the project does not involve an ineligible activity;
- Describes the proposed activity and map of the project area including details of the Applicant's legal interest in the project area and how that affects their ability to undertake the work;
- Outlines the anticipated commencement and completion dates for construction activities including staging;
- Describes the anticipated and known adverse effects of the project on the environment;
- Lists the persons or groups that are considered likely to be affected by the project and summary of the consultation undertaken and a list of any Treaty Settlements that apply to the project area;

- Outlines the types of consents and other authorisations that are considered necessary for the project (consent matters) and whether any of those activities have been the subject of an application or decision under a specified Act;
- Describes whether and how the project would be affected by climate change and natural hazards;
- Confirms that no compliance or enforcement actions have been taken against the Applicant under a specified Act; and
- Meets the detailed information and assessment requirements of Clauses 2 and 5 of Schedule 5 of the FTAA.

As required by clause 5(1)(5) – Schedule 5, we confirm that the application complies with the requirements of s46(2)(a), (b), and (d). Specifically, we confirm that:

- The application complies with Section 42-44 of the FTAA as demonstrated throughout this application and as summarized in the FTAA checklist in **Appendix 1B**;
- The application relates solely to a Referred Project;
- All fees, charges or levies payable under regulations have been paid.

6.0 Project Background

6.1 Introduction to the Applicant

Unity Developments (Matamata Developments Limited), the applicant, are a land development company who specialise in transforming greenfield areas into vibrant, developed sites in a sustainable and innovative way. Unity Developments is a collaboration of land development experts and investors, unified through a collective goal.

The vision of Unity Developments is to create developments that are sympathetic to the area that harness existing natural land and features, identify opportunities for innovative design and establishing new neighbourhoods and communities people want to live in.

The team behind Unity Developments have experience in delivering master planned residential communities, are well financed to deliver on their developments, and have formed strategic partnerships to bring in experts in specialised areas. Unity work collaboratively with local authorities, planners, architects, engineers and other specialists to provide high-quality developments with amenities and facilitates that will foster flourishing communities. At the forefront of their designs are their key brand pillars: Opportunity, Sustainability, and Innovation.

Unity Developments are the future landowners of the properties which comprise the site, with settlement scheduled for 7 February 2026. A number of letters accompany the referral application from the current landowners to confirm this and outline their support for Ashbourne to proceed under the Fast-track Approvals Bill.

6.2 Planning Background

Ashbourne Development

Ashbourne is a multi-use urban development located on the fringes of Matamata, offering a balance of tranquillity and convenience for its future residents. The new community will enjoy the serene countryside of the Waikato, while having easy access to urban amenities as it sits just 1.8 kilometres to the south-west of the centre of Matamata.

Fresh and innovative thinking has formed the masterplan for Ashbourne which includes four key precincts:

- (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 218 units, a hospital, and additional supporting facilities that will be provided across a staged development; and
- 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.

6.3 Consenting History

Matamata Development Limited is a new company and as such does not yet have any relevant consenting history.

7.0 Site Context

This section of the application is provided in accordance with clause 5(1)(b) of Schedule 5 of the FTAA.

Copies of Records of Title (**ROT**) for the FastTrack application site are attached in **Appendix 1A** and detailed in Section 7.2 below. A broad summary of the site and locality details is provided below, with an in-depth, stage-specific, description of each project area included within **Volumes 2 – 5**.

For the purpose of this Overview Report, reference to the Site encompass the:

- Site wide area – Volume 2;
- Solar Farms – Volume 3;
- Retirement Village – Volume 4; and
- Residential and Greenway – Volume 5.

Volumes 2 – 5 reference the site as is limited to their respective area of the proposed development within the Application.

7.1 Application Site Areas

Table 1 below identifies the site areas relevant to each component of the proposal for the Substantive Application.

Table 1: Application Site Areas.

Precinct/Land uses (Lot reference as per Maven's Scheme Plan)	Underlying Parcel(s) Legal Description	Underlying Parcel Area (ha)	Total Development Area (ha)
Residential and Greenway (Lot 5, Lot 6 and Lot 4)	Lot 1 DPS 65481; Lot 4 DP 384886; Lot 5 DP 384886; Lot 204 DP 535395 PT Lot 1 DP 21055; Lot 2 DP 21055; Lot 3 DPS 14362	4.2 ha; 0.8803 ha; 8.1 ha; 24.14 ha; 33.24 ha; 27.38 ha; 13.72 ha	45.83 ha
Retirement Village (Lot 1)	PT Lot 1 DP 21055; Lot 2 DP 21055; Lot 3 DPS 14362	33.24 ha; 27.38 ha; 13.72 ha	19.98 ha
Northern Solar Farm (Lot 7)	Lot 2 DP 567678	13.5014 ha	12.74 ha
Rural Residential Lots (Lot 8 and Lot 9)	Lot 2 DP 567678	13.5014 ha	0.75 ha
Southern Solar Farm (Lot 3)	PT Lot 1 DP 21055; Lot 2 DP 21055; Lot 3 DPS 14362	33.24 ha; 27.38 ha; 13.72 ha	30.21 ha
Super Lot for future development (Lot 2)	PT Lot 1 DP 21055	33.24 ha	13.75 ha
Potential Esplanade Reserve (Lot 10 and Lot 11)	PT Lot 1 DP 21055	33.24 ha	1.4 ha
Total			124.66ha

7.2 Records of Title and Land Ownership

The Records of Title (**ROT**) of the Site and associated interests registered are provided **Appendix 1A**. The site is made up of several land parcels, that together form a total of 125 hectares.

Table 2 below summarises the addresses, legal descriptions and area for each title.

Table 2: Application Site Details

Address	Legal Description	Area (hectares)
N/A	Lot 2 Deposited Plan 567678 Lot 2 Deposited Plan 21055	41

Address	Legal Description	Area (hectares)
127 Station Road, Matamata-Piako District	Lot 1 Deposited Plan South Auckland 65481	4
N/A	Lot 4 Deposited Plan 384886	0.9
N/A	Lot 5 Deposited Plan 384886	8
N/A	Lot 204 Deposited Plan 535395 Lot 25, 106 Deposited Plan 393306	24
N/A	Lot 3 Deposited Plan South Auckland 14362	14
247A Station Road, Matamata-Piako District	Part Lot 1 Deposited Plan 21055	34

7.3 Zoning Context

The zoning of the Site under the MPDP is set out in **Table 3** below.

Table 3: Site Zoning

Proposed Use	Zoning
Solar farm	General Rural Zone
Retirement village	General Rural Zone
Residential and greenway	Rural Lifestyle Zone General Rural Zone (small portion) Eldonwood South Structure Plan
Overall Site Extent	General Rural Zone Rural Lifestyle Zone

Figure 1 below provides a copy of the MPDC zoning map.

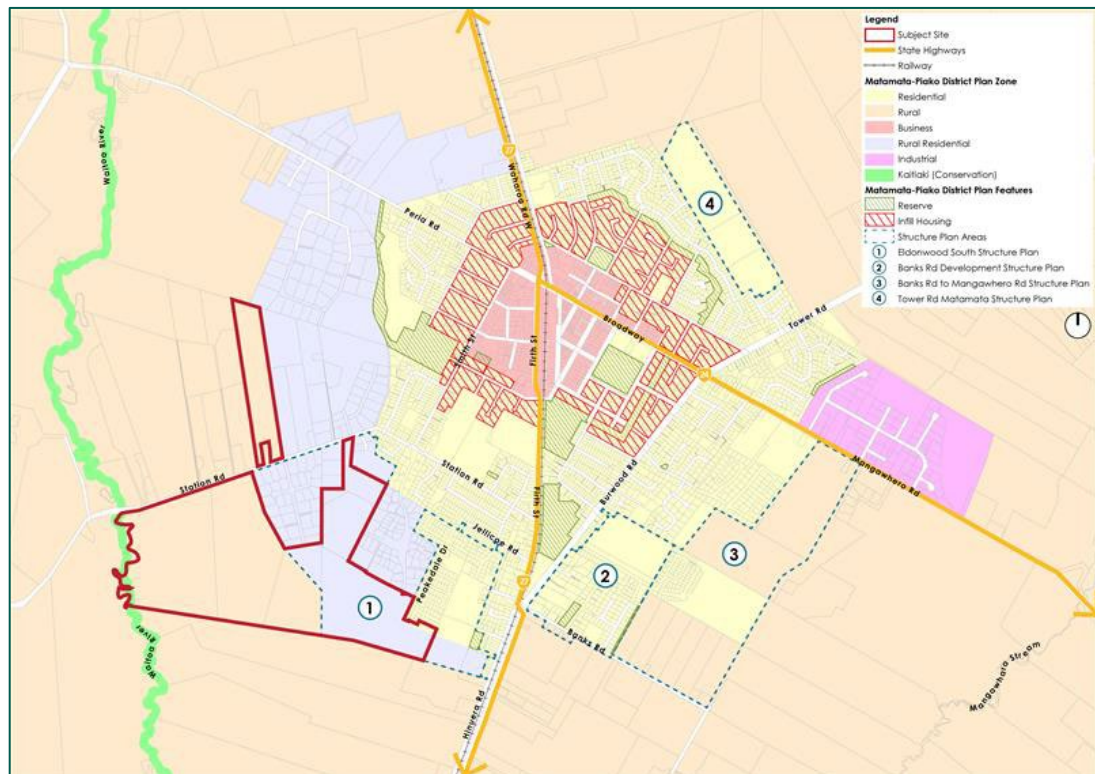


Figure 1: MPDC Zoning Map

7.4 Site Description

The Site is shown in **Figure 2** below and is made up of three key land areas, each related to a part of the substantive application.

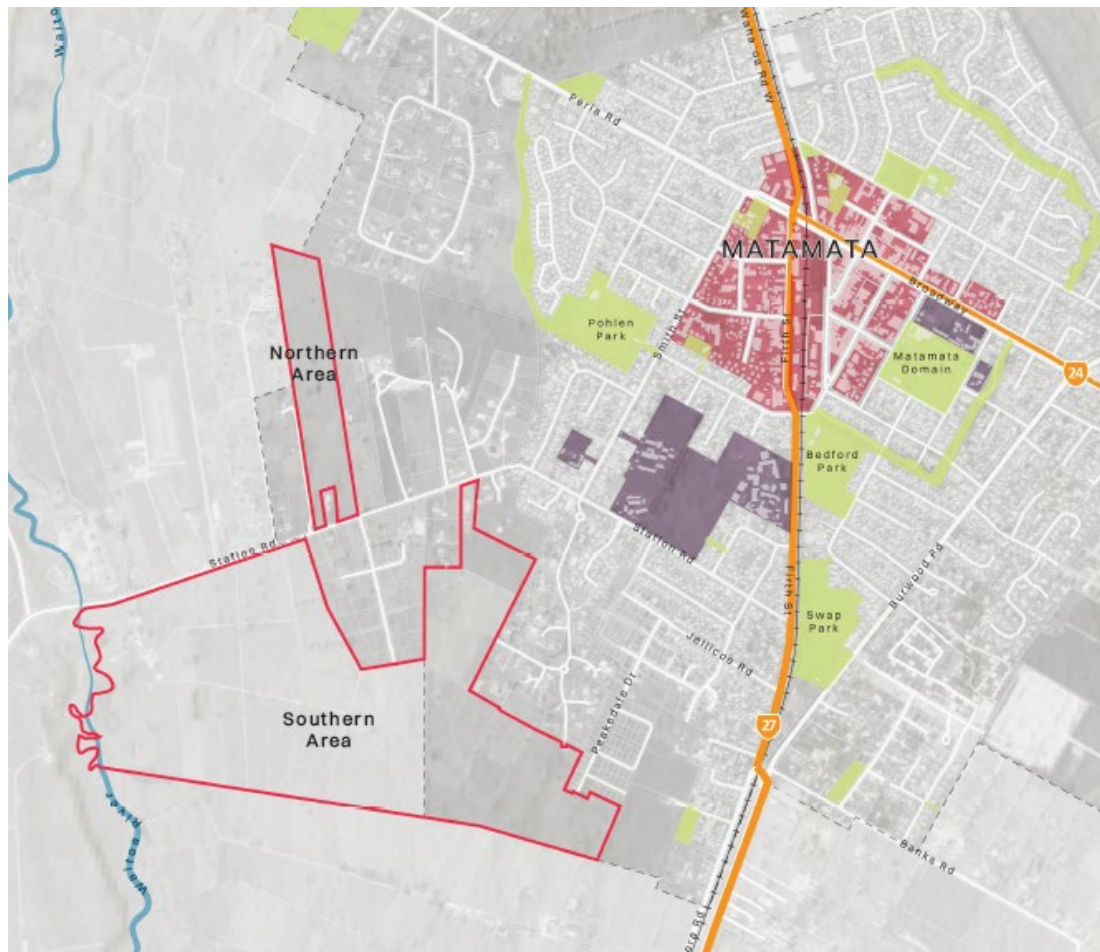


Figure 2: Locality plan showing the site areas in relation to the wider Matamata area

The subject site is located approximately 1.8km to the south west of the centre of Matamata. It is approximately 125 Hectares in size.

The site is made up of several land parcels and it is bound to the west by Waitoa River, and a mix of existing rural living and general residential areas to the north, as well as rural land to the south. The site has access to Station Road which runs from east to west through the centre of the site, splitting it up into the northern and the southern areas.

The site has an irregular shape with varied topography, which predominantly gently slopes towards the Waitoa River on the western boundary. Existing natural features, infrastructure and access characteristics include:

- The Waitoa River and its riparian margins offer ecological value, amenity opportunities, and require careful environmental integration and protection;
- Established vegetation areas provide landscape value and potential ecological enhancement opportunities;
- Areas of the floodplain along the western boundary necessitate careful stormwater management and ecological mitigation;
- Existing rural structures and farm buildings are primarily concentrated along Station Road, indicating historical agricultural use patterns;

- Road access is primarily from Station Road, providing direct linkages to Matamata town centre and the wider regional transport network;
- Opportunities exist to improve and extend active mode connections (cycling and walking paths) within the site and integrate with existing networks, enhancing sustainable transport options; and
- Limited existing public transport access, with potential for enhancement through growth-driven increases in demand.

The Site currently comprises predominantly rural and rural-residential land. Station Road runs from east to west through the centre of the Site to define the northern and southern areas.

The northern area of the Site adjoins Station Road to the south, rural lifestyle-zoned land to the north and east and general rural zoned land to the west. Part of the site also sits within the Eldonwood South Structure Plan.

Primary characteristics of the site specific to each proposal are summarised and contained within **Volumes 2-5**.

7.5 Surrounding Locality

The Ashbourne site is located approximately 1.8 kilometres southwest of the Matamata town centre, within the Matamata-Piako District of the Waikato Region. The surrounding locality is primarily rural in character, transitioning toward more intensive residential and rural residential development to the north and east.

To the north, the site adjoins rural lifestyle and low-density residential properties, including the Eldonwood and Highgrove Avenue subdivisions. These areas feature larger lot sizes (1,000m² to over 1 hectare), with a mix of existing dwellings and vacant sites. The area has a semi-rural character, with boundary hedging, trees, and low fencing. Eldonwood is a gated community and includes a walking track accessible from Eldonwood Drive and Chestnut Lane. To the northeast, residential zoning increases in density with typical lot sizes between 500m² and 800m² accessed from Firth Street and Peakedale Drive, the latter of which directly adjoins the Ashbourne site.

To the east, the land is currently used for pasture but is identified within the Eldonwood South Structure Plan, indicating its potential future transition to urban uses. This area forms a key interface with future residential growth.

To the south, the site borders General Rural zoned land that is used primarily for farming and livestock grazing. These adjoining rural properties reinforce the site's transitional role between town and countryside.

To the west, the Waitoa River forms a natural boundary. This riparian edge introduces ecological and topographical constraints but also presents opportunities for public access, recreation, and ecological restoration through the proposed greenway.

The site is within close proximity to services and amenities including:

- The Matamata town centre (1.8 km away) offers supermarkets, shops, cafés, healthcare services, and community facilities such as the Matamata Civic Centre and Library.
- The site is within walking and cycling distance of several schools including Firth Primary School, Matamata Intermediate, and Matamata College, all within a 1.2 km radius.

- Local recreational spaces, a dairy, and childcare facilities are within 400–800 metres, supporting early-stage development and walkable neighbourhoods.

Refer to **Volumes 2 - 5** for further detail on the surrounding locality relating to each specific proposal.

7.6 Owner and Occupiers

In accordance with clause 5(1)(d) of Schedule 5 of the FTAA, the names and addresses of owners and occupiers of the site and land adjacent to the site (where occupiers were identifiable after reasonable inquiry) are provided within **Appendix 1C**.

8.0 Proposal

This section of the application is a summary of the key elements of the proposal provided in accordance with clause 5(1)(a) and (e) of Schedule 5 of the FTAA.

The Ashbourne Project is referred and described as “a residential and retirement development project of 530 new homes and 250 retirement units in Matamata, along with associated commercial development and infrastructure and two solar farms”. This section provides greater detail and includes a description of any other activities that are part of the proposal to which the consent application relates.

The proposal seeks to authorise:

- 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; and
- 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, sufficient to power 8,000 homes.

The proposal is described in detail within the applicable volumes and is supported by a range of specialist reports and information appended to the application. A summary of the key elements of the proposal is provided below.

8.1 Superlot Subdivision

It is proposed to undertake a Stage 0 superlot subdivision within the 184 hectare Ashbourne development site in Matamata. The purpose of this early stage subdivision is to create new titles that align with future land use activities and to enable the efficient delivery of later development stages. No physical works or land use activities are proposed under this application.

The proposal includes:

- Creation of 11 new lots, comprising:

- Seven large superlots (Lots 1 -7) for future residential, solar far, and retirement village developments;
- Two rural-residential lots (Lots 8 and 9), approximately 3,500m² each, consistent with surrounding development; and
- Two esplanade reserve lots (Lots 10 and 11) adjacent to the Waitoa River.

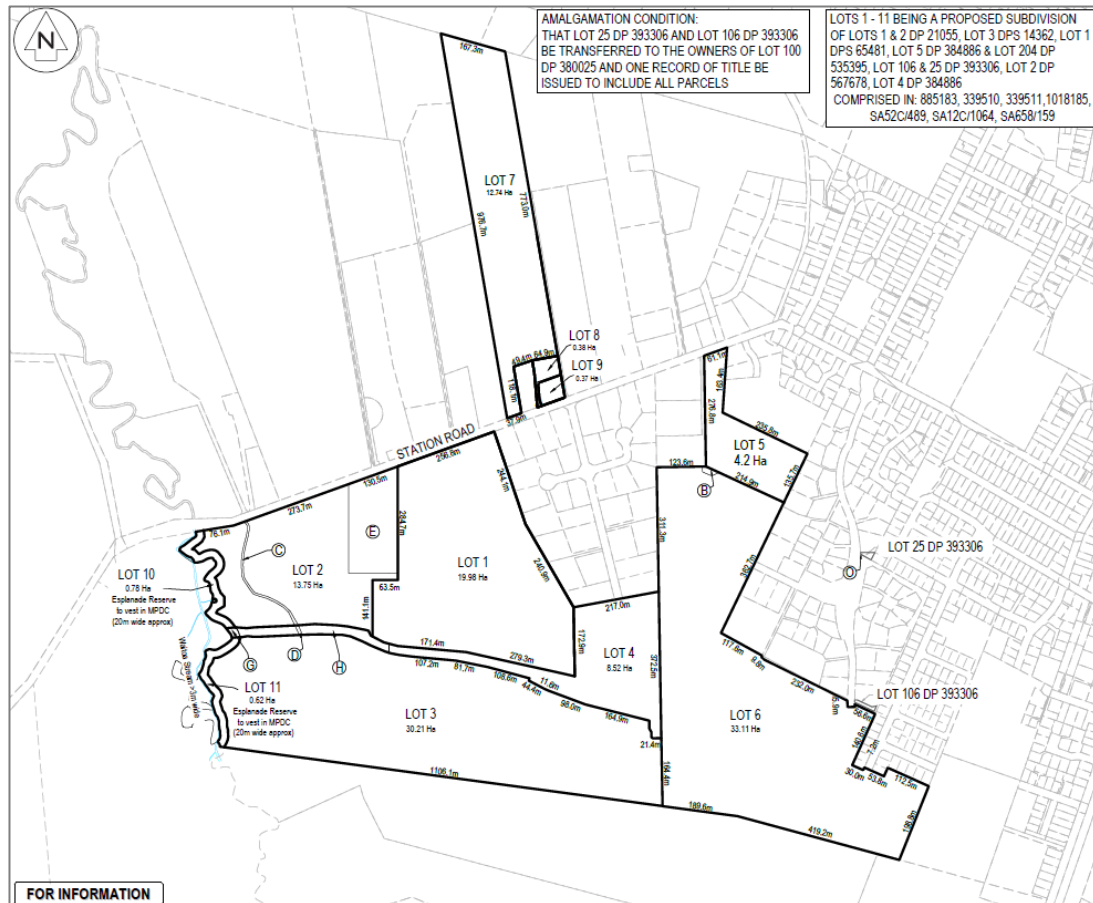


Figure 3: Proposed Subdivision Scheme Plan

A detailed description on the particular aspects of the vacant lot subdivision proposal is set in the AEE contained in **Volume 2** of this application.

8.2 Solar Farms

It is proposed to undertake works to develop two solar farms within the wider Ashbourne site in Matamata. Covering a combined 43 hectares, the Northern and Southern Solar Farms will generate renewable electricity to power approximately 7,000 homes, while also allowing for continued grazing of livestock beneath the panels.

The proposal will be delivered in two stages as follows:

- **Stage 1:** Northern Solar Farm (13.5 ha) comprising ~14,700 solar panel and 2 power transformers (11kV).
- **Stage 2:** Southern Solar Farm (30+ ha) comprising ~34,000 solar panels and 3 power transformers (33kV).

Together the solar farms will include 50,000 solar panels with transformer units and internal road access. The panels are proposed to be installed in rows up to 110m long with an average height of 2.5m above ground to allow for agrivoltaic use. To mitigate visual effects, both sites will be enclosed via security fencing and landscaped buffer planting. Construction activities will involve approximately 11,200m³ of earthworks, with specific controls to manage sediment and minimise effects near the Waitoa River.

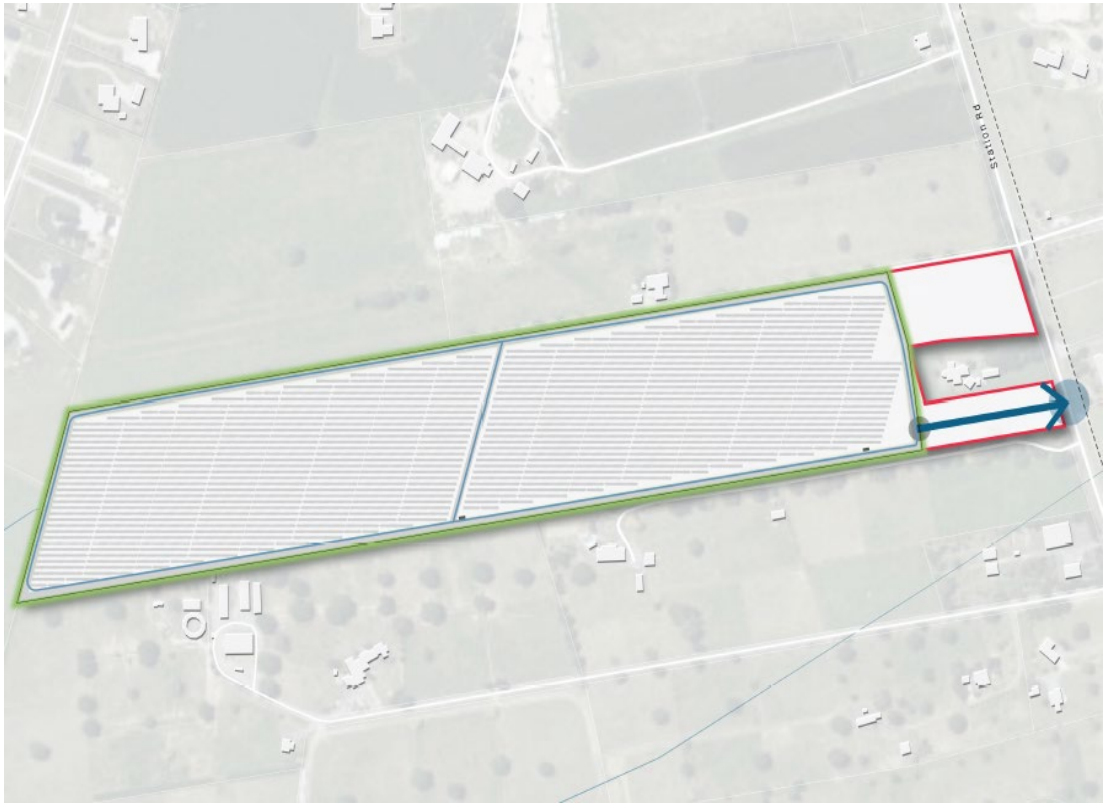


Figure 4: Northern Solar Farm

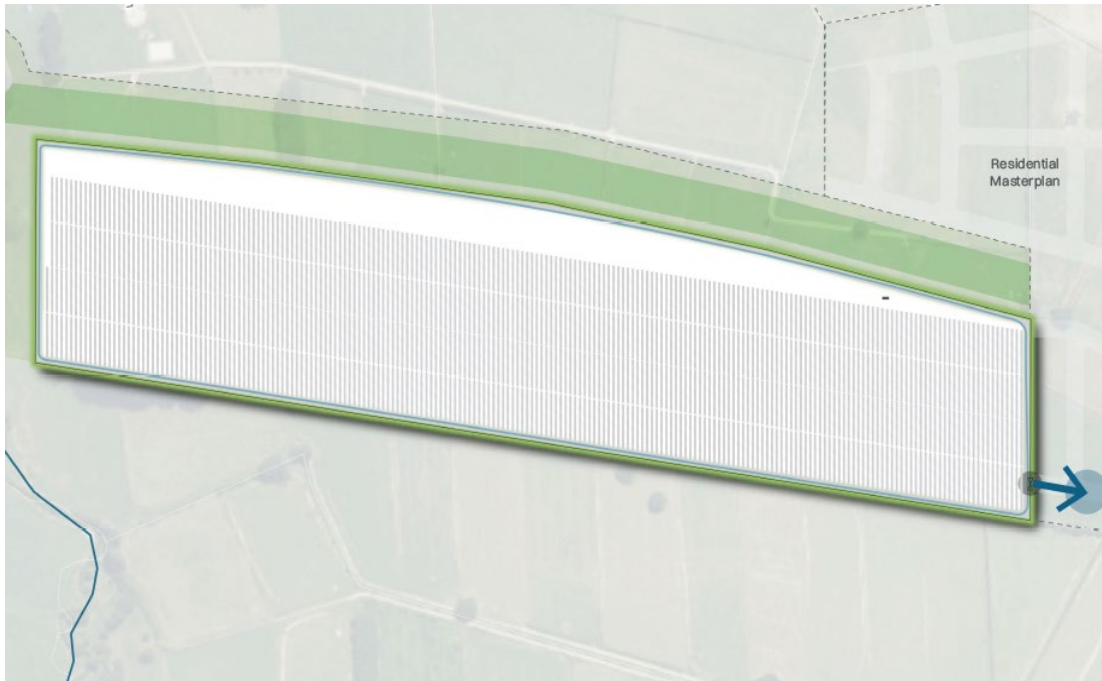


Figure 5: Southern Solar Farm

A detailed description on the particular aspects of the solar farm proposal is set out within the AEE in **Volume 4** of this application.

8.3 Retirement Village

It is proposed to seek a land use consent to establish a comprehensively designed retirement village within the wider Ashbourne development. The village will be located on a 20-hectare site and is intended to deliver a high-quality, self-contained living environment for older residents, while integrating well with the surrounding rural-residential landscape.

The proposal includes:

- 218 single-storey detached retirement villas for independent living;
- A 70-bed aged-care hospital with associated care services;
- Two four-bedroom dwellings for nurses and staff accommodation;
- A multi-purpose facilities building including a lounge, café, library, gym, swimming pool, and recreational areas (e.g., bowling and putting greens);
- A private internal roading network connecting to Station Road and the wider Ashbourne development;
- On-site, self-managed infrastructure, including a wastewater treatment plant and disposal field, stormwater management via raingardens, soakage trenches, and detention ponds and an on-site groundwater-supplied water treatment and storage system.

The village will be delivered in ten stages, supported by detailed construction, stormwater, and landscape management plans. Development has been designed with careful regard to ecological, visual, and amenity effects, and includes generous landscaping and transitional buffers.

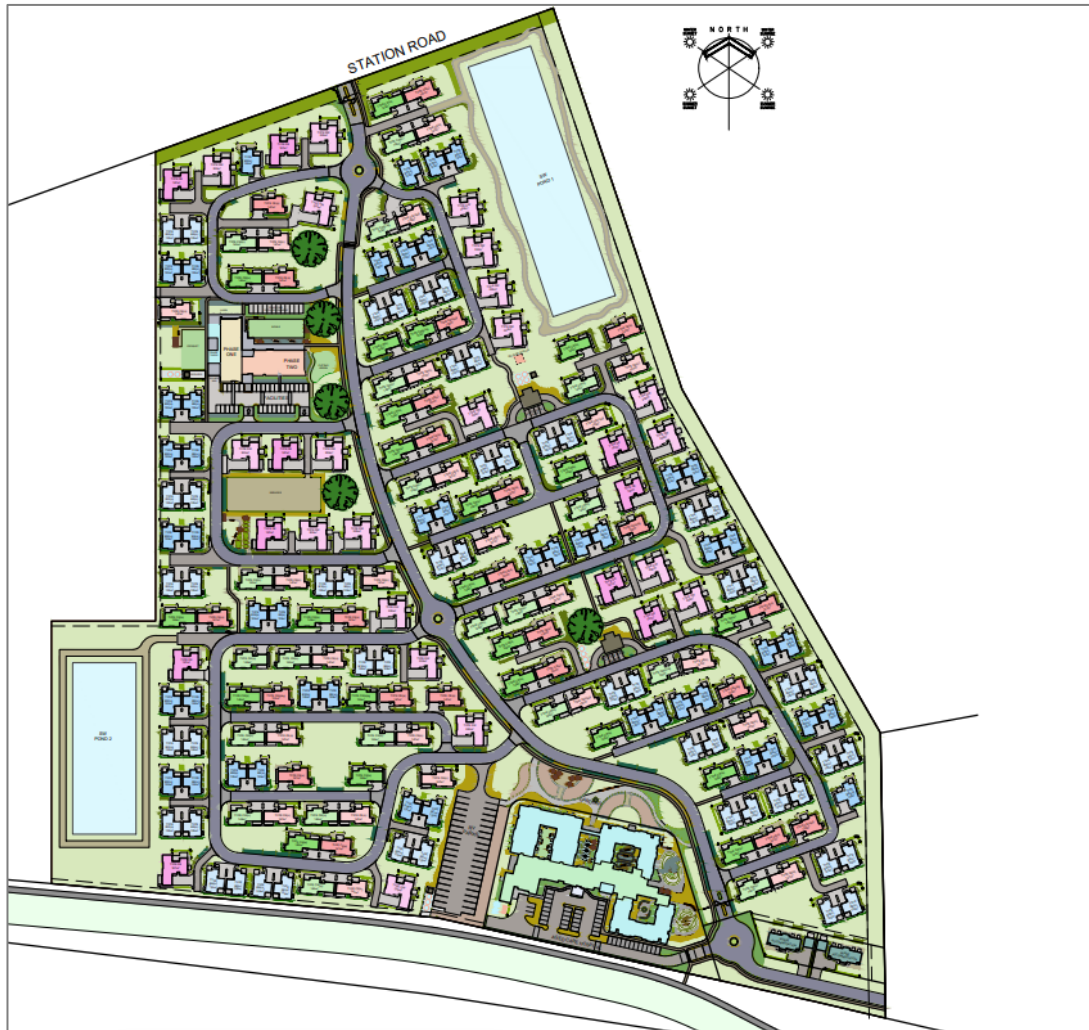


Figure 6: Proposed Retirement Village Layout

A detailed description on the particular aspects of the retirement village proposal is set out in the AEE contained in **Volume 4** of this application.

8.4 Residential Subdivision and Greenway

enable the construction and subdivision of a large-scale residential neighbourhood, centred on high-quality design and integrated green infrastructure. The development includes 518 new residential lots, a mixed-use neighbourhood centre, extensive open space areas, and a stormwater-focused greenway that also provides public amenity and ecological enhancement.

The proposal includes:

- **Residential Subdivision:** 518 vacant residential lots across eight stages. Lot sizes vary, with higher densities near the commercial node and open space;
- **Neighbourhood Centre:** a neighbourhood centre;
- **Greenway and Open Space:** a 38,560m² engineered stormwater greenway and co-located 2,345m² recreation reserve with play space and planting. Five stormwater reserves and two wastewater reserves are also proposed.

- **Access and Infrastructure:** new internal road network with 12 jointly owned local access lots. Pedestrian accessways and shared paths integrated with the greenway. New connections to public stormwater, wastewater and water networks.

The proposal will be delivered in eight stages, each comprising residential lots, infrastructure and supporting open space. Infrastructure and earthworks is provided for and allowed in parallel with each stage to support future housing development.

- Stage 1 (Sub-stages 1A–1C): residential lots 1 – 68;
- Stage 2 (Sub-stages 2A–2C): residential lots 69 – 145;
- Stage 3: residential lots 146–217;
- Stage 4: residential lots 218–277;
- Stage 5: residential lots 278–337;
- Stage 6: residential lots 338 – 389;
- Stage 7: residential lots 390 – 455; and
- Stage 8: residential lots 456 – 518.

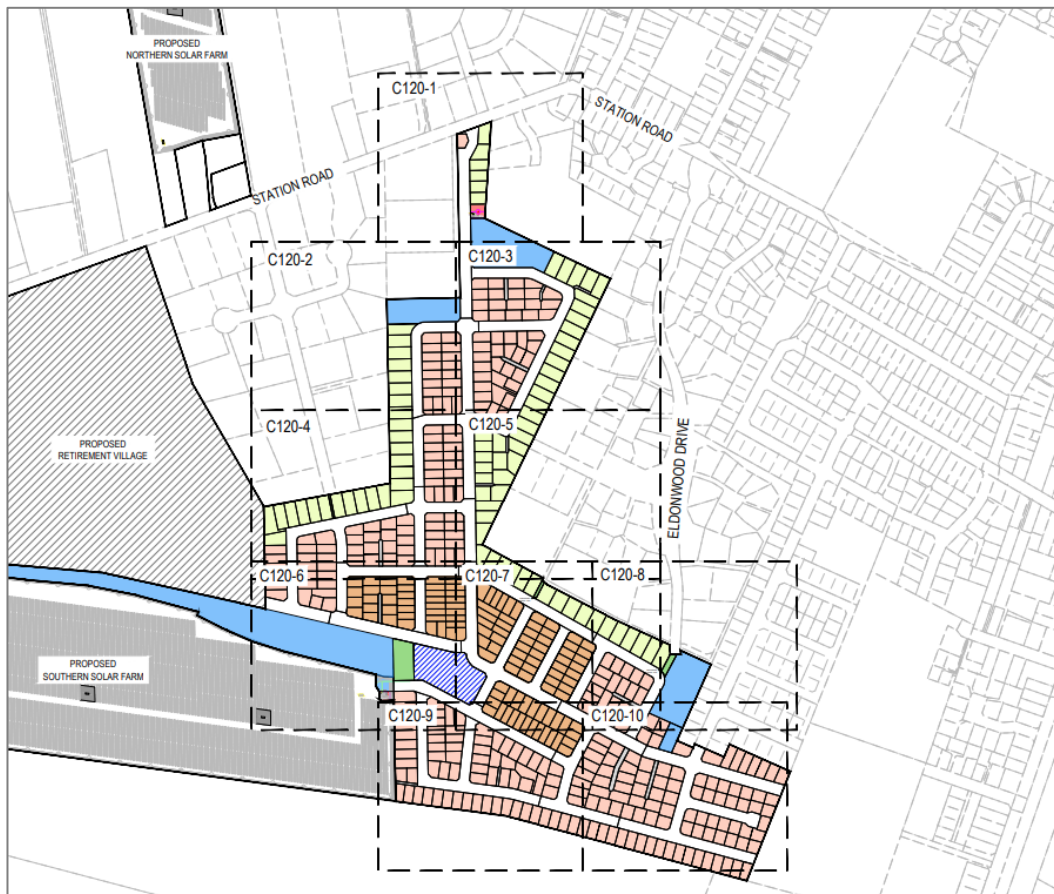


Figure 7: Proposed Ashbourne Residential Development

A detailed description on the particular aspects of the residential and greenway proposal is set out in the AEE contained in **Volume 5** of this application.

8.5 Consent Duration, Construction and Staging

Section 43 of the FTAA requires the substantive application to:

- State whether the application relates to a priority project, and if so, states specific requirements (s43(h));
- With reference to the requirements of s13(4), include a statement of whether the project is planned to proceed in stages and if so, an outline of the nature and timing of the stages, together with other requirements that relate to the referral application (s43(2)).

This application **does not relate to a priority project**.

High level information on the proposed staging for the development was included in the Referral Application. It stated:

Ashbourne is an overall 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.

The residential precinct is intended to be delivered over eight stages over a period exceeding ten years, starting from the southern-most stage. The commercial node is intended to be delivered at the half-way point once demand has been established to service the amenities and facilities.

The retirement living precinct is intended to be delivered over ten stages across a period of ten years. Exact staging and sequencing will be further refined and determined as the development progress forward, however, it will start from the east to the west.

The northern solar farm, the smaller of the two, is intended to be delivered first in earlier stages of the development; while the southern solar farm is intended to be delivered in the long-term (10+ years). One substantive application is intended for all stages.

This application refines the staging information submitted with the Referral Application based on the more detailed technical investigations and reporting that has been undertaken.

The Applicant is seeking the following consent durations in which to give effect to the resource consents:

- Land Use – **5 years**;
- Subdivision – **5 years**;
- Water Take – **35 years**;
- Land Disturbances(s) earthworks – **5 years**;
- Various Discharge consents – **35 years**; and
- Dust Suppression – **5 years**.

Specifically, Matamata Development Limited intends to stage the Ashbourne development broad as follows, assuming a 2026 start:

Earthworks

It is envisaged that earthworks for the Retirement Village will be completed within three earthworks seasons commencing at the beginning of the 26/27 summer earthworks season, when all necessary consents are in place. The earthworks staging zones are intended to be split into the following portions:

- 26/27 summer earthworks season – Earthworks within RV Stages 1 – 4;
- 27/28 summer earthworks season – Earthworks within RV Stages 5 – 9; and
- 28/29 summer earthworks season – Earthworks within RV Stage 10.

Civil works

- Stage 1 2027:
 - All internal Stage 1 water, stormwater, wastewater and roading and common service infrastructure
 - Wastewater pumpstation, wastewater treatment and discharge infrastructure, potable water supply pump and tank infrastructure includes:
 - internal wastewater infrastructure connected to pump station within Stage 2 and;
 - Rising main within Stage 2 and 3 connected to pump station and WWTP.
- Stage 2 2028:
 - All internal Stage 2 water, stormwater, wastewater and roading and common service infrastructure
- Stage 3 2029:
 - All internal Stage 3 water, stormwater, wastewater and roading and common service infrastructure
- Stage 4 2030:
 - All internal Stage 4 water, stormwater, wastewater and roading and common service infrastructure
- Stage 5 2031:
 - All internal Stage 5 water, stormwater, wastewater and roading and common service infrastructure
- Stage 6 2032:
 - All internal Stage 6 water, stormwater, wastewater and roading and common service infrastructure
- Stage 7 2033:
 - All internal Stage 7 water, stormwater, wastewater and roading and common service infrastructure
- Stage 8 2034:
 - All internal Stage 8 water, stormwater, wastewater and roading and common service infrastructure
- Stage 9 2035:
 - All internal Stage 9 water, stormwater, wastewater and roading and common service infrastructure
- Stage 10 2036:

- o All internal Stage 10 water, stormwater, wastewater and roading and common service infrastructure

Subject to market demand, if not prior, on a staged basis.

Construction of Villas across the Retirement Village are to be completed by 2037, if not prior, on a staged basis.

8.6 Other activities

This section is provided in accordance with Clause 5(1)(e) of Schedule 5 of the FTAA.

There are no other activities that form part of the proposal to which this consent application relates.

8.7 Other Approvals Required

This section of the application is provided in accordance with clause 5(1)(f) of Schedule 5 of the FTAA, that an application provides a description of any other resource consents, notices of requirement for designations, or alterations to designations required for the project to which the consent application relates.

No other resource consents, notices of requirement for designations, or alterations to designations are required to be obtained by the applicant prior to any works commencing on the site.

Taking a precautionary approach, we will be applying to DOC for an Authorisation to relocate Lizards (if found and required) and Bats (if found and required). Please see the EMP by Ecological Solutions for further detail (**Appendix 1J**). We have also been consulting DOC on this matter directly, as set out within the Consultation Report (**Appendix 1D**).

For completeness, it is additionally noted that consent under s221(c) of the RMA is required for the removal of consent notices, as addressed in Volume 2 of this application, and within **Appendix 2B**.

8.8 Mitigation Measures, Management Plans and Monitoring

This section of the application is provided in accordance with clause 6(1)(d) and (g) of Schedule 5 of the FTAA, that an application provides a description of the mitigation measures to be undertaken to help prevent or reduce the actual and or potential effects of the activity, and a description of any monitoring to be undertaken.

There are various methods to manage the effects associated with the proposal. For some effects, this involves preparing documents that set out how specific activities will be carried out, such as a Construction Management Plan. For other effects, these have been managed through engineering design or consent conditions that require ongoing monitoring.

Table 4 below provides a clear summary of all mitigation measures incorporated into the Application, from design through to construction and long-term ongoing operation.

Table 4: Mitigation, Management Plans & Monitoring

Topic	Part of Proposal (Volume)	Management Plan/Report	Information Submitted with Application
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Geotechnical	Solar Farms (Volume 3)	Geotechnical Effect Management Plan	Draft plan provided (Appendix 1M)
	Retirement Village (Volume 4)		
	Residential (Volume 5)		
Earthworks	Retirement Village (Volume 4)	Construction Management Plan	Draft plan provided (Appendix 4E)
		Construction Traffic Management Plan	Draft plan provided (Appendix 1P)
		Earthworks Management Plan	Draft plan provided (Appendix 4F)
	Residential (Volume 5)	Construction Management Plan	Draft plan provided (Appendix 5H)
		Construction Traffic Management Plan	Draft plan provided (Appendix 1P)
		Earthworks Management Plan	Draft plan provided (Appendix 5G)
Ecology	Solar Farms (Volume 3)	Ecological Management Plan	Draft plan provided (Appendix 1J)
	Retirement Village (Volume 4)		
	Residential (Volume 5)		
Noise	Solar Farms (Volume 3)	Construction Noise and Vibration Management Plan	Draft plan provided (Appendix 3H and 3I)
	Retirement Village (Volume 4)		Draft plan provided (Appendix 4I)
	Residential (Volume 5)		Draft plan provided (Appendix 5L)
Contamination	Solar Farms (Volume 3)	Contaminated Site Management Plan	Draft plan provided (Appendix 1S)
		Acid Sulphate Soils Management Plan	Draft plan provided (Appendix 1T)
		Hazardous Substances Management Plan	Draft plan provided (Appendix 1O)
	Retirement Village (Volume 4)	Contaminated Site Management Plan	Draft plan provided (Appendix 1S)
		Acid Sulphate Soils Management Plan	Draft plan provided (Appendix 1T)
		Hazardous Substances Management Plan	Draft plan provided (Appendix 1O)
	Residential (Volume 5)	Contaminated Site Management Plan	Draft plan provided (Appendix 1S)
		Acid Sulphate Soils Management Plan	Draft plan provided (Appendix 1T)

		Hazardous Substances Management Plan	Draft plan provided (Appendix 1O)
Landscaping	Solar Farms (Volume 3)	Buffer Planting and Maintenance Plan	Provided for as a condition of consent (Appendix 3L – Conditions 40 & 93)
Water Management	Retirement Village (Volume 4)	Water Management Plan	Draft plan provided (Appendix 4M)
Stormwater Discharge	Solar Farms (Volume 3)	Stormwater Operation and Maintenance Plan	Draft plan provided (Appendix 3F)
		Stormwater Management Plan	Draft plan provided (Appendix 5I)
	Retirement Village (Volume 4)	Stormwater Operation and Maintenance Plan	Draft plan provided (Appendix 4G)
		Stormwater Management Plan	Draft plan provided (Appendix 5I)
	Residential (Volume 5)	Stormwater Operation and Maintenance Plan	Draft plan provided (Appendix 5J)
		Stormwater Management Plan	Draft plan provided (Appendix 5I)
Wastewater	Retirement Village (Volume 4)	Operations and Management Plan – Wastewater Discharge	Provided for as a condition of consent (Appendix 4L – Section 10.4)

A detailed overview of the management plans that support this application is included **Appendix 1G**.

8.9 Proposed Consent Conditions

This section of the application is provided in accordance with clause 5(1)(k), clause 18 of Schedule 5, and clause 5 of Schedule 8 of the FTAA, that an application provides conditions for the consent.

The proposed conditions of consent, which seek to implement the mitigation and monitoring that has been identified in the technical assessments as being necessary, are included within Volume 2 - 5. Note that placeholders have been purposefully left within proposed conditions documents for the addition of approved document references where applicable.

In recommending the proposed conditions of consent for this application in accordance with Clause 5(1)(k), the conditions are proposed to:

- Appropriately manage adverse effects, including providing mitigation to prevent or reduce adverse effects during and after construction in accordance with Clause 6(1)(d) of Schedule 5;
- Provide for monitoring as required by Clause 6(1)(g) of Schedule 5; and

- Give effect to those matters that the panel must consider under Section 81(2)(a).

The conditions have been designed to provide clarity, practicality, and regulatory alignment, establishing a structured framework that enables efficient implementation, long-term compliance, and robust environmental safeguards. This approach balances the interests of the applicant, Council, and FHLD's future build partners, ensuring that each project can proceed independently while adhering to best practice resource management principles.

It is considered that the conditions meet the requirements of the FTAA and the Panel may grant the resource consents subject to the conditions in accordance with Section 81(1)(a) of the FTAA.

Vol 2 Stage 0 Subdivision	Vol 3 Solar Farm	Vol 4 Retirement Village	Vol 5 Residential and Greenway
NESCS under Regulation 9(1)	NESCS under Regulation 9(1)	NESCS under Regulation 9(1)	NESCS under Regulation 9(1)
MPODC Section 11 Subdivision Consent	WRP Section 9 Land Use Consents: <ul style="list-style-type: none"> • Drilling activities; • Construction of culvert. 	WRP Section 9 Land Use Consents: <ul style="list-style-type: none"> • Drilling activities. 	WRP Section 9 Land Use Consents: <ul style="list-style-type: none"> • Drilling activities;
	MPODC Section 9 Land Use Consents	WRP Section 14 Water Take Consents: <ul style="list-style-type: none"> • Groundwater take. 	WRP Section 14 Water Take Consents: <ul style="list-style-type: none"> • Groundwater take; • Watercourse diversion.
		WRP Section 15 Discharge Consents: <ul style="list-style-type: none"> • Discharge of water or sediment-laden water; • Discharge of wastewater. 	WRP Section 15 Discharge Consents: <ul style="list-style-type: none"> • Discharge of water or sediment-laden water; • Discharge of stormwater.
		MPODC Section 9 Land Use Consents	MPODC Section 9 Land Use Consents
		MPODC Section 11 Subdivision Consent	MPODC Section 11 Subdivision Consent

Figure 8: Structure of Application and Required Consents.

9.0 Approvals Required

9.1 Resource Consent

In accordance with s42(4)(a) of the FTAA, the Ashbourne development proposed through this Substantive Application require a resource consent that would otherwise be applied for under the RMA under the provisions of the WRP, MPDP, and the NES-CS.

A high level summary of the consent requirements of the Application is provided in **Table 5** below. **Volumes 2 - 5** of the Application provide a detailed list of reasons for consent relating to each part of the application.

Overall, the application requires assessment as a **non-complying activity**.

Table 5: Summary of consent requirements under this Application

Statutory Document	Reasons for Consent
Superlot subdivision	<ul style="list-style-type: none"> • The site is partially located within the Rural-Residential Zone, where any subdivision is a Restricted Discretionary activity under Rule 6.1.3(3a). • The site is partially located within the ESPP Area, where any subdivision is a Restricted Discretionary activity under Rule 6.1.3(3b).

	<ul style="list-style-type: none"> The proposal includes subdivision of sites containing high quality soils which is not listed in Activity Table 6.1.4, and is a Non-complying activity under Rule 2.1.5. No physical works are proposed to service proposed lots 1-7 under this application as required by Performance Standard 6.2.3. This is a Restricted Discretionary activity under 6.2.1(iii). As the proposal is limited to the creation of vacant lots, the subdivision does not comply with requirements under 9.2.2, 9.2.3, and 9.2.4 of the ESPP as required by Performance Standard 6.3.3. This is a Non-complying activity under Rule 6.3.3(iii).
Solar farms	<p>National Environmental Standards:</p> <ul style="list-style-type: none"> The proposal includes land disturbance that does not meet the requirements for a permitted activity under Regulation 8 and is a Controlled activity under Regulation 9(1). <p>Waikato Regional Plan:</p> <ul style="list-style-type: none"> The proposal includes drilling below the water table for temporary activities, including dewatering during construction and investigation for pump testing. This is a Controlled activity under Rule 3.8.4.7. The Southern Solar Farm will utilise existing culvert catchments for the conveyance of stormwater. This is a Controlled activity as per Rule 4.2.9.3. <p>Matamata-Piako District Plan:</p> <ul style="list-style-type: none"> Solar Farms are provided for within the definition of Community-scale renewable energy generation which is a Permitted activity in the Rural Zone, as per Activity Status Table 8.3.1. The proposed northern and southern solar farms infringe yard and building coverage provisions within Rules 3.2.1 and 3.2.2, and are therefore both Restricted Discretionary activity in the Rural Zone under Rule 3.2.1(iii) - Yards and 3.2.2 – Building Coverage. 5.2.1(iv) General Noise – Construction noise from the site shall meet the limits recommended in Table 1 of NZS6803P:1984. Construction of the northern solar farm will result in an exceedance to the permitted noise levels for one receiver (162 Station Road) of 2dB, and is therefore a Restricted Discretionary activity. The southern solar farm crossing does not comply with Standards 9.1.2(iv)(a)(i) and 9.1.2(vii)(a)(ii) and is therefore a Restricted Discretionary activity.
Retirement village	<p>National Environmental Standards:</p> <ul style="list-style-type: none"> The proposal includes land disturbance that does not meet the requirements for a permitted activity under Regulation 8 and is a Controlled activity under Regulation 9(1). <p>Waikato Regional Plan</p>

	<ul style="list-style-type: none"> • The proposed groundwater take is a Discretionary activity under Rule 3.3.4. • The discharge of water or sediment-laden water from temporary dewatering activities is not otherwise provided for in the WRP, and is Discretionary activity under Rule 3.5.4.5 • The proposed wastewater discharge does not comply with Rules 3.5.7.4 to 3.5.7.6 and is a Discretionary activity under Rule 3.5.7.7. • The proposal includes drilling below the water table for temporary activities, including dewatering during construction and investigation for pump testing. This is a Controlled activity under Rule 3.8.4.7. <p>Matamata-Piako District Plan:</p> <ul style="list-style-type: none"> • The proposed retirement village meets the definition of accommodation facilities and is a Discretionary activity in the Rural Zone under Rule 2.2.3.10. • The proposal includes a facilities building meeting the definition of places of assembly and is a Discretionary activity in the Rural Zone under Rule 2.2.2.3. • The proposal includes two dwellings for the housing of staff in the Rural Zone which is not listed in Activity Table 2.2.3, and is a Non-complying activity under Rule 2.2. • The proposal includes medical facilities, which are a Non-complying activity in the Rural Zone under Rule 2.2.2.3. • The proposed vehicle crossings within the Retirement Village will not comply with Standard 9.1.2(iv)(a)(i), and therefore consent is required as a Restricted Discretionary activity under Rule 9.1.2.3.7. • The proposal includes secondary flow paths directed through proposed private road corridors which is a Restricted Discretionary activity in the Rural Zone under Rule 8.5.1.12. • The proposal includes a centralised wastewater treatment plant for the retirement village, which is a Restricted Discretionary activity in the Rural Zone under Rule 8.5.1.14.
Residential and greenway	<p>National Environmental Standards:</p> <ul style="list-style-type: none"> • The proposal includes land disturbance that does not meet the requirements for a permitted activity under Regulation 8 and is a Controlled Activity under Regulation 9(1). <p>Waikato Regional Plan</p> <p>Resource consents required under the WRP in accordance with clause 5(1)(f) of Schedule 5 of the Act are as follows:</p> <ul style="list-style-type: none"> • The proposed temporary groundwater take is a Discretionary Activity under Rule 3.3.4.24.

- The discharge of water or sediment-laden water from temporary dewatering activities is not otherwise provided for in the WRP, and is **Discretionary Activity** under Rule 3.5.4.5.
- The proposed discharge of stormwater into water will not comply with Rule 3.5.11.4, however will comply with the Controlled Activity Standards, and is a **Controlled Activity** under Rule 3.5.11.7.
- The proposal requires the diversion of existing farm drains into the proposed Ashbourne Greenway that does not comply with Rule 3.6.4.8, and is a **Discretionary Activity** under Rule 3.6.4.13.
- The proposal includes drilling below the water table that does not comply with Rule 3.8.4.6, however will comply with the Controlled Activity Standards, and is a **Controlled Activity** under Rule 3.8.4.7.

Matamata-Piako District Plan:

Resource consents required under the MPODP in accordance with clause 5(1)(f) of Schedule 5 of the Act are as follows:

- Resource consent is sought for commercial tenancies for all activities identified in Activity Table 2.2.8.1-2.2.8-5^{[11](#)} within the Commercial Node. These activities are a **Non-Complying activity** in the Rural-Residential Zone.
- Resource consent is sought for commercial tenancies for veterinary clinics within the Commercial Node that is in the Rural-Residential Zone, which is a **Discretionary activity** in the Rural-Residential Zone under Activity Table 2.2.8.6.
- Resource consent is sought for commercial tenancies for childcare facilities for greater than 10 pupils within the Commercial Node, which meet the definition of educational facilities, and is a **Discretionary activity** in the Rural-Residential Zone under Rule 2.2.2.2.
- The proposed subdivision does not comply with performance standards 6.2.3, 6.2.4, and 6.2.8, and is a **Non-Complying activity** under Rule 6.3.5(iv).
- The proposal includes subdivision of sites containing high quality soils which is not listed in Activity Table 6.1.4, and is a **Non-Complying activity** under Rule 2.1.5.
- The proposed subdivision does not comply with requirements under 9.2.2 of the ESPP as required by Performance Standard 6.3.3. This is a **Non-Complying activity** under Rule 6.3.3(iii).
- The proposal includes secondary flow paths directed through proposed private road corridors which is a **Restricted Discretionary activity** in the Rural Zone under Rule 8.5.1.12.
- The proposal includes new public roads, service lanes, cycleways, walkways, and public car parks, as part of the

	<p>subdivision and is a Restricted Discretionary activity under Rule 8.6.2.1 and 9.1.2(v)(a)(c).</p> <ul style="list-style-type: none"> The proposal includes vehicle crossings which do not comply with performance standards 9.1.2(iv)(a) (i) – (iii). This is a Restricted Discretionary activity under Rule 9.1.2.3.7. <p>Resource consent is sought for future dwellings within the proposed residential freehold lots which do not comply with the following development controls for the Rural Zone and Rural-Residential Zone. This is a Restricted Discretionary under Rule 1.2.1(i)(b):</p> <ul style="list-style-type: none"> Front yard setbacks up to 3m and 5m¹, which do not meet the minimum required setback of 25m or 15m in the Rural Zone required under Rule 3.2.1(iii). Front yard setbacks up to 3m and 5m, which do not meet the minimum required setback of 10m in the Rural-Residential Zone required under Rule 3.2.1(iii). Side yard setbacks up to 1.5m, which do not meet the minimum required setback of 10m in the Rural Zone required under Rule 3.2.1(iii). Side yard setbacks up to 1.5m, which do not meet the minimum required setback of 5m in the Rural-Residential Zone required under Rule 3.2.1(iii). Building coverage up to 45% and 55% for all buildings, which do not comply with the maximum building coverage requirements under Rule 3.2.2.
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10.0 Consistency with the Purpose of the FTAA

Section 43(1)(b)(i) of the FTAA requires the substantive application to explain how the project to which the application relates is consistent with the purpose of the FTAA.

The purpose of the FTAA is set out in Section 3 as follows:

*“The purpose of this Act is to facilitate the delivery of **infrastructure** and **development projects** with significant regional or national benefits”*

“Significant regional or national benefits” is not specifically defined in the FTAA, however, Section 22(2)(a) provides guidance on the matter and provides the following criteria (emphasis added):

(a) *whether the project—*

- (i) *(has been identified as a priority project in a central government, local government, or sector plan or strategy (for example, in a general policy statement or spatial strategy), or a central government infrastructure priority list:*
- (ii) *will deliver new regionally or nationally significant infrastructure or enable the continued functioning of existing regionally or nationally significant infrastructure:*

¹ Dependent on the lot size. A minimum front yard setback of 3m is proposed to apply to lots less than 450m² and a minimum front yard setback of 5m is proposed to apply to lots greater than 450m².

(iii) will increase the supply of housing, address housing needs, or contribute to a well-functioning urban environment (within the meaning of policy 1 of the National Policy Statement on Urban Development 2020):

(iv) will deliver significant economic benefits:

(v) will support primary industries, including aquaculture:

(vi) will support development of natural resources, including minerals and petroleum:

(vii) will support climate change mitigation, including the reduction or removal of greenhouse gas emissions:

(viii) will support climate change adaptation, reduce risks arising from natural hazards, or support recovery from events caused by natural hazards:

(ix) will address significant environmental issues:

(x) is consistent with local or regional planning documents, including spatial strategies:

The proposal is a Listed Project under the FTAA. This means that the project has already been identified as having significant regional or national benefits. However, for completeness, we provide further commentary below.

The economic impacts of the application have been comprehensively assessed in the economic assessment prepared by Insight Economics, refer to **Appendix 1K**. We rely on this assessment to evaluate the economic benefits of the proposal.

In our opinion, the proposal is consistent with the purpose of the FTAA for the following reasons:

- The delivery of an integrated, multi-functional development that includes over 500 new homes and over 200 retirement living units, providing the opportunity for a variety of housing types, locations and prices in a logical and accessible location. This is important particularly given the current housing affordability and supply challenges;
- Related to this, the additional housing supply will assist to boost competition in the local housing market and therefore increase economic activity;
- The development is assessed as catering for specific demographic needs including, the ageing population by providing housing options that cater specifically to older residents, and freeing up existing housing for others;
- Increasing housing supply, boosting market competition and meeting demographic needs in this way is consistent with Objective 1 – 2 and Policy 1 of the NPS-UD;
- The development will contribute to significant one-off economic benefits for local GDP, jobs and wage growth;
- The development will contribute to employment through the approximate ten year construction period. In addition, there will be continued employment benefits once operational for the various aspects of the proposal, such as retail workers for the commercial activities or carers for the retirement village; and
- Delivering innovative design to address climate change and natural hazards, through the inclusion of two solar farms and a multi-functional greenway.

For these reasons, in our opinion, the proposal is consistent with the purpose of the FTAA.

11.0 Ineligible Activities

Section 43(1)(c) of the FTAA states that a substantive application must demonstrate that the project does not involve any ineligible activities.

Section 5 of the FTAA sets out the meaning of ineligible activity. We make the following comments to confirm that the proposal does not involve any ineligible activities:

- None of the sites subject to the application would occur on:
 - Identified Māori land;
 - A customary marine title area;
 - Māori customary land;
 - Land set apart as a Māori reservation as defined in Section 4 of the Te Ture Whenua Māori Act 1993;
- The proposal is not for an aquaculture activity;
- The proposal is not for an activity that would require an access arrangement under section 61 or 61B of the Crown Minerals Act 1991;
- The proposal is not for an activity that would be prevented under section 165J, 165M, 165Q, 165ZC, or 165ZDB of the Resource Management Act 1991 as the proposal does not involve a coastal permit or relate to the common marine and coastal area;
- The proposal does not involve land that is listed in Schedule 4 and is unrelated to Section 24 of the FTAA;
- The proposal does not involve land on a national reserve held under the Reserves Act 1977 or a reserve held under the Reserves Act 1977 that is vested to someone other than the Crown, the local authority or Department of Conservation;
- The proposal does not involve a prohibited activity under the Exclusive Economic Zone and Continental Shelf (Environmental Effects) Act 2012 or regulations made under that Act;
- The proposal does not involve an activity that is described in section 15B of the Resource Management Act 1991 and is a prohibited activity under that Act or regulations made under it;
- The proposal does not involve an activity that is prohibited by section 15C of the Resource Management Act 1991;
- The proposal does not involve a decommissioning-related activity (which is an activity described in section 38(3) of the Exclusive Economic Zone and Continental Shelf (Environmental Effects) Act 2012); and
- The proposal is not for an offshore renewable energy project.

12.0 Compliance and Enforcement

With reference to s13(4) of the FTAA, s43(2) requires a substantive application to provide a summary of compliance or enforcement actions (if any), and the outcome of those actions, taken against the applicant under a specified Act.

Matamata Development Limited has advised that they have not been subject to any compliance or enforcement actions.

13.0 Section 30 FTAA

Section 30 of the FTAA sets out the preliminary steps for substantive applications. This requires the Council to advise the Applicant in writing whether there are any existing resource consents to which section 124C(1)(c) or 165ZI of the Resource Management Act 1991 would apply if the approval were to be applied for as a resource consent under that Act. Or alternatively, that there are no existing resource consents of that kind.

The written notice from WRC and MPDC is included at **Appendix 1F**. This confirms that both Councils has reviewed their records and do not hold any existing resource consents of that kind.

This letter from Council satisfies the requirements of Section 47 of the FTAA relating to obligations of the Environmental Protection Authority (EPA) following lodgement of the substantive application.

14.0 Consultation

Section 29 of the FTAA requires that the applicant consult with the persons and groups referred to in s11 of the FTAA prior to lodging the substantive application. Section 11 requires the applicant to consult with:

- (b) *the relevant local authorities; and*
- (c) *any relevant iwi authorities, hapū, and Treaty settlement entities, including—*
 - (xi) *iwi authorities and groups that represent hapū that are parties to relevant Mana Whakahono ā Rohe or joint management agreements; and*
 - (xii) *the tangata whenua of any area within the project area that is a taiāpure-local fishery, a mātaimai reserve, or an area that is subject to bylaws made under Part 9 of the Fisheries Act 1996; and*
- (d) *any relevant applicant groups with applications for customary marine title under the Marine and Coastal Area (Takutai Moana Act) 2011; and*
- (e) *ngā hapū o Ngāti Porou, if the project area is within or adjacent to, or the project would directly affect, ngā rohe moana o ngā hapū o Ngāti Porou; and*
- (f) *the relevant administering agencies; and*

- (g) *if the proposed approvals for the project are to include an approval described in section 42(4)(f) (land exchange), the holder of an interest in the land that is to be exchanged by the Crown*

The requirements of s11(c), (d) and (f) do not apply in this case. Details of consultation undertaken with the relevant local authorities, mana whenua and the relevant administering agencies are covered in the Engagement and Consultation Summary Report, see **Appendix 1D**.

14.1 Territorial Authorities

In meeting the requirements of s11(a), the applicant has had several meetings with Matamata-Piako District Council since mid-2024. The purpose of these meetings was to introduce the project and seek feedback on the proposal. An overview of the consultation undertaken with MPDC is included in the Consultation Document.

The Applicant is committed to working with MPDC constructively and will continue to meet with its representatives to discuss the lodged application and recommended conditions.

14.2 Mana Whenua

In meeting the requirements of s11(b) of the FTAA, the applicant has engaged with the relevant hapū who have historic and territorial rights. The Section 18 report for the referral application outlined that the iwi authorities relevant to the project area are as follows:

- Ngāti Hauā Iwi Trust, representing Ngāti Hauā;
- Raukawa Settlement Trust, representing Ngāti Raukawa;
- Te Puāwaitanga o Ngāti Hinerangi Trust, representing Ngāti Hinerangi.

The hapū have been consulted and engaged throughout the pre referral process and substantive application process. The purpose of the consultation has been to establish an ongoing relationship with the hapū, introduce the project, understand cultural values on the site and to seek hapū input into the Ashbourne Masterplan and application. Ongoing consultation has occurred with the hapū as documented in Section 2 of the Consultation Report included at **Appendix 1D**.

The Applicant is committed to working with the iwi authorities constructively and will continue to meet with its representatives to discuss the lodged application and recommended conditions. In addition, the hapū have all provided letters of support for the substantive application.

In addition to the above, the Applicant has also engaged with Waikato Tainui as the key iwi for the application.

14.3 Administering Agencies

The applicant undertook consultation with the relevant Administering Agencies, which in this case includes the Department of Conservation, Environmental Protection Authority, Heritage New Zealand, KiwiRail, New Zealand Transport Agency, Ministry of Education and the Ministry for the Environment. Consultation has occurred with these agencies from mid 2024 up until lodgement of the substantive application.

The administering agencies have all advised they have no fundamental issues with the application. Details of the consultation undertaken with the administering agencies can be found at Section 5 of the Consultation Summary document.

The Applicant is committed to continuing to work with the administering agencies, in particular the Department of Conservation once the application is lodged to work through separate Wildlife approvals.

An attempt was made to contact the Minister for Seniors for comment on the substantive application. To date, no response has been received. Details of this correspondence are included at Section 7 of the Consultation Summary document.

14.4 Potentially Affected Land Owners

Under clause 6(1)(e) of Schedule 5 of the FTAA, persons who may be affected by the proposal must be identified and any response to the views of any such person must be provided. Potentially affected landowners have been identified and consulted in the preparation of this application. Ongoing consultation has occurred, including providing all potentially affected landowners with a consultation package to aid discussions. Feedback from potentially affected landowners has been considered and resulted in changes to the overall masterplan and application. Details of this consultation can be found at Section 7 of the Consultation Summary document.

No other potentially affected landowners have been identified. In accordance with clause 5(1)(d) of Schedule 5 of the FTAA, the names and addresses of adjacent landowners and occupiers is included as **Appendix 1C**.

15.0 Statutory Requirements Relating to Iwi Authorities

15.1 Planning Document Recognised by a Relevant Iwi Authority

Clause 5(1)(i) of the FTAA requires an application to provide:

(h) an assessment of the activity against any relevant provisions in any of the documents listed in subclause (2).

The relevant documents referred to in subclause (2) include:

(g) a planning document recognised by a relevant iwi authority and lodged with a local authority

15.2 Iwi Management Plan

15.2.1 Ngāti Hinerangi

The Ashbourne development has been designed in a manner that acknowledges and is consistent with the Ngāti Hinerangi Deed of Mandate and the aspirations for cultural, environmental, and social restoration within their rohe of Te Rohe o Koperu, which includes Matamata. The project responds to Ngāti Hinerangi's longstanding historical grievances and contemporary goals by promoting land use that restores mana whenua, supports cultural identity, and enhances the wellbeing of iwi, hapū and whānau. Key ways in which Ashbourne reflects and supports the Ngāti Hinerangi Deed include:

- **Acknowledging Mana Whenua and Historical Redress** - The Deed of Mandate records Ngāti Hinerangi's deep ancestral and historical ties to the Matamata region, and outlines the loss of land, resources, and cultural sites through Crown breaches. Ashbourne recognises these historical grievances and seeks to restore elements of cultural and environmental wellbeing through land use that reflects mana whenua values, including community-centred design and dual-purpose land use.
- **Integration of Cultural Narrative and Identity**- The Ashbourne greenway has been designed to accommodate cultural narratives and to serve as a space for ecological and cultural expression. The plan includes public open spaces and pathways that create opportunities for interpretation, passive cultural uses, and expression of iwi identity – contributing to the cultural revitalisation aims set out in the Deed.
- **Environmental and Cultural Restoration** - The proposal includes significant ecological enhancements, such as the greenway and stormwater improvements along the Waitoa River, which forms part of the rohe identified in the Deed. These initiatives are consistent with the iwi's desire to restore mauri to their awa and natural resources, which were historically degraded.
- **Protection and Dual Use of Land** - In line with the Deed's focus on restoring economic and cultural foundations while protecting whenua, Ashbourne proposes agrivoltaic solar farms that integrate energy generation and sustainable land use. This dual-use approach protects the productivity of land while aligning with iwi environmental aspirations and the NPS-HPL provisions.
- **Consultation and Ongoing Engagement** - Mana Whenua have been consulted and engaged with in an extensive and ongoing manner. Care has been taken to incorporate and embed cultural values through design, implementation, and stewardship. This aligns with the Deed's emphasis on Ngāti Hinerangi exercising tino rangatiratanga and partnership in decisions affecting their whenua.
- **Social and Economic Wellbeing** - The Ashbourne development includes a mix of residential, retirement, and commercial uses that support intergenerational living, local employment, and accessible services. These outcomes support the Ngāti Hinerangi Deed's strategic goals of rebuilding economic, social, and spiritual wellbeing.

While the site is not noted as a specific site of cultural significance, there is always the potential for the discovery of features of significance to Mana Whenua. The applicant will adhere to accidental discovery protocols, and they will enable cultural monitoring and cultural awareness training as required.

Overall, it is considered that the Ashbourne proposal can occur in a manner that is consistent with the environmental outcomes sought by Ngāti Hinerangi as expressed in the Deed of Mandate. Furthermore, the applicant has committed to ongoing engagement with Ngāti Hinerangi.

Refer to Volumes 2 – 5 for further detail and considerations.

15.2.2 Te Rautaki Tāmata Ao Turoa O Hauā – Ngāti Hauā Environmental Management Plan

The Ashbourne development has been designed and progressed with clear regard to *Te Rautaki Tāmata Ao Turoa o Hauā – Ngāti Hauā Environmental Management Plan*, reflecting the values, aspirations, and environmental priorities of Ngāti Hauā.

Ngāti Hauā (alongside Ngāti Hinerangi and Raukawa), are acknowledged as Mana Whenua for the Matamata area, with long-standing cultural and ancestral associations with the land and waterways.

Key areas of consistency with the Environmental Management Plan include:

- **Kaitiakitanga and Environmental Enhancement:** The Ashbourne development incorporates significant ecological restoration, including the establishment of a multifunctional greenway that supports stormwater treatment, habitat restoration, and indigenous planting along the Waitoa River. These actions align with Ngāti Hauā’s environmental objectives for the protection and enhancement of waterways, biodiversity, and whenua.
- **Cultural Integration:** The design includes cultural wayfinding, storytelling, and opportunities for tamariki learning through play, celebrating Ngāti Hauā whakapapa and cultural identity. These initiatives aim to reconnect the community with the cultural landscape and give visibility to the iwi’s values and history.
- **Mana Whenua Participation:** Mana whenua have been and will continue to be involved in the design and development process, including through cultural monitoring, involvement in planting and restoration programmes, and providing input into the expression of cultural narratives throughout the public realm.
- **Sustainable Land Use:** The dual-use solar farms integrate agrivoltaic farming, allowing for sustainable energy production while maintaining land-based primary production, reflecting a balance between innovation and protection of natural resources consistent with Ngāti Hauā aspirations.
- **The development has responded proactively to the guidance of Te Rautaki Tāmata Ao Turoa o Hauā,** embedding cultural, environmental and community wellbeing outcomes that support the mana, identity and long-term aspirations of Ngāti Hauā.

While the site is not noted as a specific site of cultural significance, there is always the potential for the discovery of features of significance to Mana Whenua. The applicant will adhere to accidental discovery protocols, and they will enable cultural monitoring and cultural awareness training as required.

Overall, the Ashbourne development reflects and respects the principles set out in Te Rautaki Tāmata Ao Turoa o Hauā by embedding cultural narratives, fostering iwi partnerships, and promoting ecological and cultural wellbeing. Through design responses and continued engagement, the project supports the mana, identity, and environmental aspirations of Ngāti Hauā. Furthermore, the applicant has committed to ongoing engagement with Ngāti Hauā.

Refer to Volumes 2 – 5 for further detail and considerations.

15.2.3 Vision and Strategy for the Waikato River

The Ashbourne development has been designed with clear alignment to the Vision and Strategy for the Waikato River (Te Ture Whaimana o Te Awa o Waikato), particularly in relation to enhancing water quality, recognising mana whenua relationships, restoring ecological health, and supporting integrated catchment management.

The Waitoa River, a tributary of the Piako River and part of the wider Waikato catchment, forms the western boundary of the Ashbourne site. The Vision and Strategy’s overarching goal to restore

and protect the health and wellbeing of the Waikato River and its catchment is supported through the following initiatives:

- Improving Water Quality and Ecological Integrity - The Ashbourne development includes a multi-functional greenway which supports stormwater attenuation and treatment prior to discharge into the Waitoa River. This naturalised system helps reduce sediment and nutrient loading, contributing positively to downstream water quality. Riparian planting along the greenway further enhances ecological function and provides habitat connectivity.
- Restoring River Health and Identity - The greenway design seeks to daylight and celebrate the relationship with the Waitoa River, creating opportunities for river re-naturalisation and re-establishing a visible connection between people and the awa. The design approach includes native planting, education opportunities, and spaces that reconnect the community with the natural world and the river environment.
- Recognition of Mana Whenua Values and Kaitiakitanga – The Ashbourne development has engaged with Mana Whenua including Ngāti Hauā, Raukawa and Ngāti Hinerangi to ensure cultural values and tikanga are reflected in the design and implementation of the project. This includes cultural expression in public spaces, use of indigenous plant species, and provisions for ongoing mana whenua involvement in ecological and cultural restoration initiatives.
- Integrated Catchment Management and Sustainable Land Use – The Ashbourne development applies an integrated design approach that weaves together land use, water management, community wellbeing and climate change mitigation through:
 - Agrivoltaic solar farming that preserves highly productive land while supporting renewable energy generation;
 - Compact urban form and walkable neighbourhoods that reduce reliance on private vehicles and associated runoff;
 - Low-impact infrastructure that respects and responds to the natural hydrology of the site.

Based on the above, it is considered that the Ashbourne development gives effect to the Vision and Strategy for the Waikato River by embedding water-sensitive urban design, celebrating the cultural and ecological significance of the Waitoa River, and supporting kaitiakitanga and restoration-led development outcomes. These commitments ensure the project contributes positively to the mauri of the Waikato River and its tributaries, consistent with the Vision’s purpose and direction.

Refer to Volumes 2 – 5 for further detail and considerations.

15.2.4 Waikato Tainui Environmental Plan

The Ashbourne development has been guided by the environmental and cultural values expressed in the Waikato-Tainui Environmental Plan – Tai Tumu, Tai Pari, Tai Ao, which articulates the iwi’s vision of restoring and protecting the health and wellbeing of the Waikato-Tainui rohe, including its people, land, water, and biodiversity.

Although the Ashbourne site is located within the rohe of Ngāti Hauā, Ngāti Hinerangi and Raukawa, Waikato-Tainui is also recognised among the iwi of interest in the Matamata-Piako

District. As such, the project acknowledges Waikato-Tainui values and has adopted several key strategies that support the environmental goals outlined in the Plan.

Key Areas of Alignment include:

- Recognition of Whakapapa and Mana Whenua Relationships - The development acknowledges the cultural, historical and spiritual connections between tangata whenua and the land and waterways. Engagement with Mana Whenua has informed the project design, with ongoing consultation ensuring that their values are reflected. This supports the Plan's goal to uphold and protect the relationships between Waikato-Tainui and their whenua, wai, and taonga.
- Protection and Restoration of Waterways - Consistent with the Plan's priorities for water (wai), the Ashbourne development includes a multifunctional greenway designed to restore and enhance the riparian margins of the Waitoa River and improve stormwater quality prior to discharge. These actions align with the Plan's objectives for improving water quality, protecting catchments, and restoring mauri to water bodies.
- Integration of Mātauranga Māori and Cultural Design Elements - The proposal incorporates mātauranga Māori and cultural narratives into the landscape and built form, including wayfinding, storytelling, native planting, and tamariki play spaces. These initiatives provide a visible presence of iwi identity and promote intergenerational learning, which reflect the Plan's emphasis on embedding tikanga, mātauranga and kawa into land and resource planning.
- Kaitiakitanga and Sustainable Development - The project supports kaitiakitanga through ecological restoration, cultural monitoring, and sustainable land use—most notably, through the inclusion of dual-use solar farms that enable renewable energy generation while preserving land productivity. These initiatives support Waikato-Tainui's aspirations for sustainable development that aligns with iwi values and ensures future generations can thrive.

The Ashbourne development is consistent with the intent and direction of the Waikato-Tainui Environmental Plan – Tai Tumu, Tai Pari, Tai Ao. Through meaningful engagement with iwi, respect for cultural heritage, enhancement of the natural environment, and the promotion of sustainable living, the development contributes positively to the mauri of the land and waterways, in a way that supports both current and future generations.

Refer to Volumes 2 – 5 for further detail and considerations.

15.3 Cultural Impact Assessment

A Cultural Impact Assessment (CIA) was prepared on behalf of Ngāti Hauā Iwi Trust, Ngāti Hinerangi Trust, and the Raukawa Charitable Trust in relation to the proposed Ashbourne development. The CIA assesses the cultural, environmental, and heritage impacts of the multi-use development and outlines iwi perspectives, values, concerns, and recommendations.

The CIA demonstrates that the Ashbourne development respects iwi relationships with the land, waterways, and cultural heritage, and that these are incorporated meaningfully into the planning and delivery of the development.

Refer to **Appendix 1H** for a copy of the CIA.

15.4 Summary

Overall, it is considered that the proposed development can occur in a manner that is consistent with the environmental outcomes sought by planning documents recognised by relevant iwi authorities and the CIA.

15.5 Treaty Settlement Provisions and Redress

Section 13(4)(l) and clause 5(1)(i) of Schedule 5 of the FTAA requires an application to provide:

information about any Treaty settlements that apply in the area covered by the consent application, including

(iii) the identification of the relevant provisions in those Treaty settlements; and

(iv) a summary of any redress provided by those settlements that affects natural and physical resources relevant to the project or project area

There are no relevant Treaty Settlement Statutory Acknowledgement areas identified for the application site or any adjacent properties.

The Treaty Settlements in **Table 6** apply to the site due to the respective groups having an interest over the area where the site is located. The Treaty settlement legislation for Ngāti Hauā, Ngāti Hinerangi, and Raukawa is relevant to the Ashbourne development in so far as they affirm the cultural and historical interests in the area and establishes statutory obligations for engagement, and recognition of values.

Table 6: Summary of Treaty Settlements and relevance to the project area.

Treaty Settlement	Relevance to the Project Area
Ngāti Hauā Claims Settlement Act 2014	The Ashbourne development is located within the rohe of Ngāti Hauā and is subject to the Ngāti Hauā Claims Settlement Act 2014, which settled the iwi's non-raupatu historical claims and provides for statutory acknowledgements, conservation protocols, and rights of first refusal over specified lands. Although no Ngāti Hauā-vested cultural redress sites fall within the project footprint, the Act requires consent authorities and project proponents to engage with the Ngāti Hauā Iwi Trust, respect taonga tūturu and cultural landscapes, and implement protocols for cultural and ecological redress. Ashbourne acknowledges these obligations and committed to ongoing and meaningful engagement with Ngāti Hauā through the development of the Ashbourne proposal including through design, embedding cultural narratives, conservation relationship protocols, and opportunities for iwi to contribute to restoration, cultural expression, and environmental guardianship throughout the development.
Ngāti Hinerangi Claims Settlement Act 2022	The Ashbourne development is located within the rohe of Ngāti Hinerangi and is subject to the provisions of the Ngāti Hinerangi Claims Settlement Act 2021, which settles the iwi's historical Treaty claims

Treaty Settlement	Relevance to the Project Area
	<p>and provides for statutory acknowledgements, cultural redress, and protocols relating to taonga and conservation. While the project area does not include specific cultural redress properties vested under the Act, the legislation affirms Ngāti Hinerangi's strong historical, cultural and spiritual connection to the Matamata area and requires local authorities and consent authorities to have particular regard to those interests in resource management and planning decisions. The Act also establishes mechanisms for engagement through protocols and recognition of taonga tūturu, as well as rights of first refusal over certain lands. The Ashbourne project acknowledges these obligations and has engaged with Ngāti Hinerangi to ensure their values are recognised and reflected in the development. This includes providing opportunities for Ngāti Hinerangi to participate in the design process, guide cultural expression and ecological restoration initiatives, and help shape outcomes that support the iwi's aspirations for kaitiakitanga and cultural wellbeing. The approach taken ensures alignment with the intent of the settlement legislation and reflects a commitment to enduring partnership and cultural integrity within the development.</p>
<p>Raukawa Claims Settlement Act 2014</p>	<p>The Ashbourne development site is located within the rohe of Raukawa, and as such, the provisions of the Raukawa Claims Settlement Act 2014 are directly relevant. The Act provides formal recognition of Raukawa's historical and cultural interests across the Waikato region, including the Matamata-Piako District. It includes statutory acknowledgements and cultural redress mechanisms that must be considered in planning and consenting processes under the Resource Management Act and other relevant legislation. While the Ashbourne site does not directly include any specific cultural redress properties, it lies within the wider area of interest where councils and consent authorities are required to have particular regard to Raukawa's interests and values. The project acknowledges these obligations and has engaged with the Raukawa Settlement Trust to ensure cultural values and interests are identified and appropriately reflected in the development. This includes the integration of ecological restoration, recognition of cultural landscapes and whakapapa, and ongoing opportunities for Raukawa to participate in shaping outcomes within the development. These measures are consistent with the intentions of the Settlement Act and reflect a commitment to upholding the Treaty settlement relationship and supporting the environmental and cultural wellbeing of iwi within the project area.</p>

Treaty Settlement	Relevance to the Project Area
Waikato Raupatu Claims Settlement Act 1995 (Lands Claim)	<p>The Ashbourne development has been designed and progressed in a manner that is consistent with the principles and obligations arising from the Waikato Raupatu Claims Settlement Act 1995. While the site lies outside the Waikato River catchment and is not subject to specific co-governance arrangements or statutory acknowledgements under the Act, the project area is located within the wider rohe of Waikato-Tainui, as defined by the 1995 settlement. The development acknowledges the historical significance of raupatu (land confiscation) to Waikato-Tainui and recognises Te Whakakitenga o Waikato as a Treaty settlement entity with enduring mana whenua interests in the region. The project team has undertaken early engagement with iwi authorities, including Waikato-Tainui, and are committed to ensuring this remains ongoing through the processing of the substantive application to ensure Treaty settlement interests are respected and iwi are appropriately involved in the process. Through this approach, the project upholds the Crown’s duty of consistency under section 7 of the Fast-track Approvals Act and aligns with the intent of the 1995 settlement to restore the relationship between Waikato-Tainui and the Crown, including through meaningful recognition of rangatiratanga over lands within the settlement area.</p>
Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010	<p>Although the Ashbourne site lies outside the direct statutory catchment of the Waikato River, the project area still falls within the wider rohe of Waikato-Tainui and related river iwi. The 2010 Settlement Act, which formally acknowledges the Waikato River as a tupuna and establishes the Waikato River Authority alongside co-governance and co-commitment mechanisms, requires local authorities and developers to “have regard to” the Vision and Strategy for the Waikato River, including any Waikato-Tainui Environmental Plan. The Ashbourne development has:</p> <ul style="list-style-type: none"> • Implemented riparian restoration, natural drainage features, and riparian planting along the Waitoa River, reflecting the Vision’s holistic focus on ecosystem health and mauri. • Initiated early and ongoing engagement with Waikato Tainui ensuring iwi values, tikanga, and mātauranga are embedded throughout design phases — consistent with co-management principles under the Act. • Adopted a precautionary approach, enhancing water quality and ecological function even outside the immediate catchment, in recognition that the Act’s Vision and Strategy applies broadly to activities “affecting the Waikato River”. <p>Through these measures, the Ashbourne project demonstrates respect for the co-governance ethos, the elevated status of the Waikato River, and the obligations to have regard to iwi-led planning</p>

Treaty Settlement	Relevance to the Project Area
	documents and environmental safeguards required by the Settlement Act.

All other iwi settlement Acts and Deeds have been reviewed and there are no other statutory acknowledgement areas, cultural redress properties or deeds of recognition that affect the application site.

15.6 Customary Marine Title Groups

Clause 5(5)(b) of Schedule 5 of the FTAA requires:

if the activity is to occur in an area that is within the scope of a planning document prepared by a customary marine title group under section 85 of the Marine and Coastal Area (Takutai Moana) Act 2011 or the environmental covenant prepared by ngā hapū o Ngāti Porou under section 19 of the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019, an assessment of the activity against any resource management matters set out in that document

There are currently several hundred applications for recognition of customary marine title (CMT) before the High Court under the Marine and Coastal Area (Takutai Moana) Act 2011 (MACAA), as well as direct negotiations that are currently being conducted with the Crown.

There are no CMTs which affect the proposal, and as such there is no requirement to assess the activity under clause 5(5)(b) of Schedule 5 of the FTAA.

Additionally, the activity will not occur in an area that is within the scope of a planning document prepared by a customary marine title group under Section 85 of the Marine and Coastal Area (Takutai Moana) Act 2011.

15.7 Protected Customary Rights

Clause 3(1)(j) of Schedule 5 of the FTAA requires an application to include an assessment of any effects of the activity on the exercise of a protected customary right.

There are no protected customary rights that relate to the site, and as such, an assessment under Clause 3(h) is not required.

16.0 Strategic Assessment of Effects

This section of the application is provided in accordance with clause (5)(4) of Schedule 5 of the FTAA. This requires the application to include an assessment of the activity's effects on the environment that includes the information required by clause 6 and clause 7 of the FTAA.

This also includes an evaluation of:

- Known adverse effects of the project on the environment as required by s43(2) and 13(4)(h) of the FTAA; and
- A description of whether and how the project would be affected by climate change and natural hazards as required by s43(2) and 13(4)(v) of the FTAA.

It is considered that the proposal is appropriate, with several positive social and economic effects for the community. Where there are potential adverse effects on the environment arising, these have been appropriately managed through the design of the development and the mitigation measures proposed including the recommended conditions, such that they will be less than minor. The project provides positive effects on the environment from an economic, visual landscape, ecological enhancement and infrastructure management perspective. The relevant AEEs to the consenting activities provide more depth on these aspects as well as the supporting MAVEN infrastructure reporting that manage climate change potential effects and improve the stormwater treatment and attenuation effects on the receiving environment. Refer to the detailed assessment of effects within **Volumes 2-5**.

17.0 Strategic Assessment of Relevant Statutory Documents

This section of the application is provided in accordance with clauses 5(1)(h), and 5(2) of Schedule 5 of the FTAA. This requires that applications include an assessment of the activity against the relevant provisions and requirements of the following statutory documents:

- (h) a national environmental standard;
- (i) other regulations made under the Resource Management Act 1991;
- (j) a national policy statement;
- (k) a New Zealand coastal policy statement;
- (l) a regional policy statement or proposed regional policy statement;
- (m) a plan or proposed plan; and
- (n) a planning document recognised by a relevant iwi authority and lodged with a local authority.

As required by clause 5(3) of Schedule 5, this includes an assessment of the relevant objectives, policies and rules and any requirements, conditions or permissions in any rules of those documents.

The evaluation below is at a strategic level and assesses the application as a whole against the relevant statutory documents. The other volumes of the AEE provide a more detailed assessment.

17.1 National Environmental Standards

National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011

The intent of the NESCS is to provide a nationally consistent set of planning controls and soil contaminant values. It seeks to ensure that land affected by contaminants in soil is appropriately identified and assessed before it is developed and, if necessary, the land is remediated or contaminants contained to ensure the land is safe for human use.

Resource consents required under the NESCS have been considered in **Volumes 2-5**.

Refer to **Volumes 2-5** for the detailed Assessment. Based on this, it is considered that the proposal meets the intent of the NESCS. Based on the relevant assessments, and as the site will be

remediated, the potential risks to human health will be appropriately managed and it is considered that the intent of the NESCS will be met.

Other National Policy Statements

Other National Environmental Statements which have not been listed above are not considered to be relevant to the proposal and therefore do not require an assessment.

17.2 National Policy Statements

National Policy Statement for Freshwater Management

The National Policy Statement on Freshwater Management 2020 (NPS-FM) requirements include:

- Managing freshwater in a way that ‘gives effect’ to Te Mana o te Wai;
- Improving degraded water bodies, and maintaining or improving all others; and
- Avoiding any further loss or degradation of wetlands and streams, map existing wetlands and encourage their restoration.

The proposal is considered to be consistent with the relevant objectives and policies of the NPS-FM. Refer to **Volumes 2-5** for the detailed assessments.

National Policy Statement for Highly Productive Land

The National Policy Statement for Highly Productive Land 2022 (NPS-HPL), provides direction to improve the way highly productive land is managed. It provides clear direction to:

- Protect highly productive land (HPL) for use in land-based primary production.
- Promote the long-term availability of HPL for food and fibre production.
- Avoid inappropriate urban development and rural lifestyle subdivision on HPL.
- Support well-functioning urban environments without compromising HPL unnecessarily.

The proposal is considered to be consistent with the relevant objectives and policies of the NPS-HPL. Refer to **Volumes 2-5** for the detailed assessments.

National Policy Statement for Indigenous Biodiversity

The National Policy Statement for Indigenous Biodiversity 2023 (NPS-IB) aims to protect, maintain, and restore indigenous biodiversity in Aotearoa New Zealand. It seeks to:

- Identify and protect Significant Natural Areas (SNAs);
- Promote active restoration and enhancement of indigenous ecosystems;
- Recognise and provide for Te Rito o te Harakeke – the role of tangata whenua as kaitiaki;
- Manage adverse effects on indigenous biodiversity from subdivision, use, and development; and
- Support biodiversity within both urban and rural environments.

The proposal is considered to be consistent with the relevant objectives and policies of the NPS-IB. Refer to **Volumes 2-5** for the detailed assessments.

National Policy Statement for Renewable Electricity Generation

The National Policy Statement for Renewable Electricity Generation 2011 (NPS-REG) supports the development of renewable energy in New Zealand. It seeks to:

- Recognise the national significance of renewable electricity generation;
- Enable the development, operation, maintenance, and upgrading of renewable energy infrastructure;
- Provide for a consistent approach to planning and decision-making on renewable electricity across regions; and
- Increase the proportion of energy from renewable sources, in line with climate and energy targets.

The proposal is considered to be consistent with the relevant objectives and policies of the NPS-REG. Refer to **Volumes 2-5** for the detailed assessments.

National Policy Statement for Urban Development

The National Policy Statement on Urban Development 2020 (NPS-UD) recognises the national significance of:

- Having well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future;
- Planning decisions improve housing affordability by supporting competitive land and development markets;
- Providing sufficient development capacity to meet the different needs of people and communities; and
- Improving how cities reposed to growth to enable improved housing affordability and community wellbeing.

The proposal is considered to be consistent with the relevant objectives and policies of the NPS-UD. Refer to **Volumes 2-5** for the detailed assessments.

Other National Policy Statements

Other National Policy Statements which have not been listed above are not considered to be relevant to the proposal and therefore do not require an assessment.

17.3 Regional Policy Statement and Regional Plan

A detailed assessment of the proposal against the relevant provisions of the Waikato Regional Policy Statement (**WRPS**) and Regional Plan (**WRP**) has been provided within **Volumes 2-5**. Overall, in our opinion, the proposal is consistent with the overall strategic direction of the WRPS and relevant objectives and policies of the WRP.

17.4 District Plan

A detailed assessment of the proposal against the relevant rules of the Matamata-Piako District Plan (MPDP) has been provided within **Volumes 2-5**. Overall, resource consent is required for a **Non-complying activity**. As such, it is relevant to consider the objectives and policies of the MPDP.

Refer to **Volumes 2-5** for the detailed assessment.

17.5 Assessments of Section 5, 6, and 7 of the RMA

This section of the application provides an overall assessment of the activity against sections 5, 6 and 7 of the RMA, as required by clause 5(1)(g) of Schedule 5 of the FTAA.

Part 2 contains the purpose and principles of the RMA. Section 5 sets out the purpose of the RMA and requires a broad judgement as to whether a proposal would promote the sustainable management of natural and physical resources. This exercise of this judgment is informed by the principles in sections 6 to 7 and considered in light of the particular circumstances of each application.

Section 5 – Purpose of the RMA

Section 5 of Part 2 identifies the purpose of the RMA as being the sustainable management of natural and physical resources. This means managing the use, development and protection of natural and physical resources in a way that enables people and communities to provide for their social, cultural and economic well-being and health and safety while sustaining those resources for future generations, protecting the life supporting capacity of ecosystems, and avoiding, remedying or mitigating adverse effects on the environment.

It is considered that the proposed development is complementary to these objectives as it will provide for the social and economic well-being of people and communities by increasing expenditure, employment and income within the local economy and provide capacity for over 600 new, healthy homes to assist with Matamata-Piako District's housing shortage and helping to provide a renewable and sustainable form of electricity. Refer to **Volumes 2-5** for the detailed assessments demonstrating the development will be appropriately managed and carried out in a manner which will not give rise to significant adverse environmental effects.

Section 6 – Matters of National Importance

Section 6 identifies matters that are of national importance. The Section 6 matters are not relevant to this application.

Section 7 – Other Matters

Section 7 of the RMA identifies a number of "other matters" to be given particular regard by Council and includes (but is not limited to) Kaitiakitanga, the efficient use of natural and physical resources, the maintenance and enhancement of amenity values, and maintenance and enhancement of the quality of the environment. The proposal is considered to be consistent with the matters in section 7, in particular, it enables and facilitates the efficient use and development of land, will not compromise the visual amenity of the environment and will protect natural water resources.

Overall, as the effects of the proposal are considered to be consistent with all of the above sections of the RMA, and the proposal accords with the relevant Waikato Regional Policy Statement, Waikato Regional Plan and Matamata-Piako District Plan (OP) objectives, policies, and assessment criteria, it is considered that the proposal will not offend against the general resource management principles set out in Part 2 of the RMA.

17.6 Parts 3, 6, 8-10 of the RMA

This section of the application provides an overall assessment of the activity against Parts 3, 6, 8 – 10 of the RMA, as required by Clause 17(1)(b) of Schedule 5 of the FTAA.

Part 3 – Duties and Restrictions under the RMA

Part 3 of the RMA relates to the duties and restrictions under the RMA, with particular regard to use of land, subdivision, discharge of contaminants, uses of beds of rivers, and contravention of designations. It is considered that the proposal meets Part 3 of the RMA, refer to **Volumes 2-5** for a full assessment.

Part 6 – Resource Consents, Proposals of National Significance and Aquaculture Moratorium

Part 6 of the RMA relates to resource consents, proposals of national significance and aquaculture moratorium. With particular regard to resource consents, the proposal is considered to be consistent with and assesses against the resource consent framework identified within Part 6 of the RMA, except where such assessment is not required as directed by the FTAA legislation (such as assessing environmental effects under clause 6 of Schedule 5 of the FTAA, or the exclusion of s104D under clause 17 schedule 5 of the FTAA). Refer to **Volumes 2-5** for the fulsome assessment demonstrating the proposal will not offend against Part 6 of the RMA.

Part 8 – Designations and Heritage Orders

Part 8 of the RMA relates to designations and heritage orders. No designations nor heritage orders apply to the site or are proposed. Part 8 of the RMA is not relevant to this proposal.

Part 9 – Water Conservation Orders, Freshwater Farm Plans, and Freshwater Ecosystems

Part 9 of the RMA relates to water conservation orders, freshwater farm plans and use of nitrogenous fertiliser. Part 9 of the RMA is not relevant to this proposal.

Part 10 – Subdivision and Reclamations

Part 10 of the RMA relates to subdivision and reclamations. With particular regard to subdivision proposed, the proposal is considered to be consistent with and assesses against the subdivision framework. In particular, an assessment of effects has been undertaken in **Volumes 2, 4, and 5**. Conditions of consent will ensure that the proposal accords with s223 and s224 and also provides for roads to vest and granting of easements.

18.0 Clause 17 Assessment – Criteria for Assessment of Consent Application

Clause 17 of Schedule 5 of the FTAA sets out the criteria and other matters for assessment of consent applications. This relates to Section 81 of the FTAA which sets out the process for making decisions on approvals sought in a substantive application.

Clause 17 states that when considering a consent application, including conditions, the Panel must take into account the following, giving the greatest weight to (a), being the purpose of the FTAA:

- (o) the purpose of this Act; and
- (p) the provisions of Parts 2, 3, 6, and 8 to 10 of the Resource Management Act 1991 that direct decision making on an application for a resource consent (but excluding section 104D of that Act); and
- (q) the relevant provisions of any other legislation that directs decision making under the Resource Management Act 1991.

Section 81(4) states that when taking the purpose of the FTAA into account, the panel must consider the extent of the project's regional or national benefits.

The purpose of the FTAA is simply to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. As described in section 10 of the report above, the proposal has significant regional or national benefits, as assessed by both the Government, having been included in the FTAA as a Listed Project, and as assessed in this AEE. The Panel would give effect to the purpose of the FTAA by granting consent as this would facilitate, or enable, the project to occur.

The criteria at clause 17 also states that the various provisions of the RMA must also be taken into account, excluding s104D and Section 8 of Part 2. The assessment included in this AEE demonstrates that the proposal is entirely consistent with the relevant provisions of the RMA. The proposal is considered to be consistent with the purpose of the RMA (see section 17.6 & 17.7 above).

In terms of the actual and potential effects of the proposal on the environment (s104(1)(a)), the proposal will have significant social and economic positive effects, by enabling a substantial increase in the supply of high quality and diverse housing types to the market supported by amenities and open space, enabling a renewable source of energy generation, and by enabling job creation and economic growth for the district and wider Waikato region. Where the proposal is likely to generate adverse effects, these are temporary and/or can be appropriately mitigated through the design of the development and the proposed conditions of consent.

With respect to ecological effects no reclamation, disturbance or loss of streams and wetlands are proposed. The proposal seeks to significantly improve ecological outcomes on the site through restoration and planting effects and enhancements to the identified wetlands on site adjacent to the Waitoa River. The proposal will deliver net positive ecological benefits. In our view, the proposal strikes a balance between enabling development (residential and solar), while ensuring that ecological effects are managed to ensure the overall health and wellbeing of water bodies and freshwater ecosystems.

To the extent that the project generates adverse effects, taking into account proposed conditions to avoid, remedy, mitigate or offset such effects, any adverse impacts are not sufficiently significant to be out of proportion to the project's regional or national benefits.

With respect to the relevant statutory documents, the proposal is consistent with the full suites of plans and policies, including the WRPS, WRP and MPDP. These matters are addressed in further detail in Volumes 2 – 5 of the AEE. This concludes that the proposal is consistent with the relevant statutory documents.

19.0 Conclusion

The proposal involves a residential and retirement development, along with associated commercial development and infrastructure and two solar farms. Collectively, the development will provide for 530 new homes and 250 retirement units. Based on the above report and supporting documentation, it is considered that:

- Appropriate consultation and engagement have been undertaken with Matamata-Piako District Council, Mana Whenua and the Administering Agencies;
- Consideration of planning documents recognised by relevant iwi authorities and lodged with Matamata-Piako District Council has been undertaken;
- Having considered the actual and potential effects of the proposal, the proposal will generate only minor adverse effects, that subject to appropriate conditions of resource consent, will be avoided, remedied or mitigated;
- The proposal accords with the relevant Waikato Regional Plan and Matamata-Piako District Council Plan objectives, policies and assessment criteria;
- The proposal meets the requirements of the NESCS;
- The proposal accords with the NPSIB, NPSUD, NPSHPL, NPSFM and NPSREG;
- The proposal achieves the purpose of the FTAA to facilitate delivery of infrastructure and development projects with significant regional or national benefits;
- The proposal is considered to be consistent with Parts 2, 3, 6, and 8 to 10 of the RMA; and
- The proposal is considered to be consistent with the purpose, principles, and relevant sections of the HZHPT Act.

It is therefore concluded that the proposal satisfies all matters the EPA is required to assess, and that it can be granted consent under the FTAA subject to conditions.