

18 November 2025

Environmental Protection Authority
Attn: Expert Consenting Panel - Ashbourne
c/ Nicky Sedgley: [REDACTED]

Tēnā koutou Expert Consulting Panel

Matamata Development Limited Response to Comments in Relation to Ashbourne under Fast-track Approvals Act 2024

- (1) This letter addresses comments made pursuant to Section 53 of the Fast-track Approvals Act 2024 (“FTAA”) regarding the Ashbourne project (“the Project”).
- (2) Matamata Development Limited (“the Applicant”) has reviewed the comments provided to the Panel in respect of the Project, and is grateful to all persons and entities who have taken the time to comment, particularly in light of the timeframes available under the FTAA.
- (3) The Applicant is pleased to be able to respond in a constructive manner to the comments that have been provided, and will continue to work with interested parties as the Project progresses.
- (4) In light of the tight timeframes available to respond to the comments, and the significant level of detail raised in particular comments (i.e. Matamata Piako District Council), the Applicant has not provided responses to all comments on the Project. Rather, the Applicant’s approach to the responses has been to:
 - (a) Respond to comments on particular subject matters that are in contention between the Applicant and the persons/entities;
 - (b) Provide responses to particular outcomes or clarifications sought which generally encapsulates comments from the person/entity as a whole;
 - (c) Respond to specific recommended conditions which also generally encapsulate comments from the person/entity as a whole;
 - (d) Provide clarification on the approach to assessment of this application and the planning framework for the construction of dwellings within the Ashbourne development; or
 - (e) Provide clarification on aspects of the application which, in the Applicant’s view, are incorrect or have been misunderstood and thereby requiring clarification for the Panel’s understanding.
- (5) The Applicant has set out specific responses to the persons/entities that have been invited for comment in the tables annexed at Appendices A - C, with supporting technical responses included as attachments as follows:
 - o Attachment 1 – Legal Memorandum
 - o Attachment 2 – Planning Response

- Attachment 3 – NPS-HPL Response Memo
- Attachment 4 – WGA Groundwater Memo
- Attachment 5 – Geotechnical Report
- Attachment 6 – Updated Appendix 5D – Residential Landscape Drawings
- Attachment 7 – Economic Response Memo
- Attachment 8 – Proposed Landscape Buffer Plans
- Attachment 9 – Maven Technical Response Memo
- Attachment 10 – Retirement Village Infrastructure Report & Engineering Drawings (Appendix 4D)
- Attachment 11 – Residential Engineering Drawings (Appendix 5F)
- Attachment 12 – Stormwater Management Plan (Appendix 5I)
- Attachment 13 – Scheme Plan (Appendix 2A)
- Attachment 14 – Retirement Village Scheme Plan (Appendix 4N)
- Attachment 15 – Solar Farms – Construction Management Plan (Appendix 3M)
- Attachment 16 – Retirement Village – Construction Management Plan (Appendix 4E)
- Attachment 17 – Residential and Greenway – Construction Management Plan (Appendix 5H)
- Attachment 18 – Retirement Village SW Operation and Maintenance Plan (Appendix 4G)
- Attachment 19 – Residential and Greenway SW Operation and Maintenance Plan (Appendix 5J)
- Attachment 20 – Greenway Memo
- Attachment 21 – Supplementary Drawing in Response to Comment 18
- Attachment 23 – Urban Design Memo
- Attachment 24 – Solar Farm – Landscape Drawings (Appendix 3B)
- Attachment 24 – Traffic Memo
- Attachment 25 – Ecological Memos
- Attachment 26 - Update Conditions of Consent

(6) It is further noted that an additional specialist, Jeremy Hunt of AgFirst Waikato, has been engaged by the Applicant in addition to those who supplied specialist input to the lodgement. This was necessary in order to respond to the comments raised by Matamata Piako District Council in relation to Highly Productive Land. His credentials are included within Attachment 3.

Yours sincerely | Nā māua noa, nā

Barker & Associates Limited

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