

File No: 61 92 02A
Document No: 32513547
Enquiries to: AnaMaria d'Aubert



1 July 2025

Private Bag 3038
Waikato Mail Centre
Hamilton 3240
New Zealand

waikatoregion.govt.nz
0800 800 401

Steph Wilson
Barker & Associates Limited
Via email: [REDACTED]

Kia ora Steph,

RE: Matamata Developments Limited - Fast Track Approvals Act 2024

Thank you for your letter dated 23 June 2025 notifying the Waikato Regional Council that Matamata Developments Limited are applying for all necessary approvals under the Fast Track Approvals Act 2024 (FTAA) for a multi-use urban development in Matamata, known as 'Ashbourne'.

Your letter has requested the Waikato Regional Council (WRC) confirm by written notice to Barker & Associates Limited, as the authorised agent for Matamata Developments Limited, that in accordance with section 30(3) of the FTAA, there are no existing consents to which sections 124C(1)(c) or 165ZI of the Resource Management Act 1991 (RMA) would apply if the Ashbourne project were to be applied for as a resource consent under the RMA.

WRC advises as follows:

- a) There is reference in the Referral Application Form to a requirement for a surface water take under the RMA, although no detail is provided in the referral documentation on the purpose and volume of this take. The Piako River surface water catchment is significantly over-allocated. Any new surface water take that is not assessed as zero net take, or any new groundwater take that has a component of stream depletion, will result in additional allocation pressures on the Piako River catchment. In this regard, s124C(1)(c) will then apply.
- b) It is noted however, that elsewhere in the Fast Track referral documentation (i.e. Attachment 4), there is reference to the Ashbourne development being serviced by connection to the Matamata Piako District Council water reticulation system or groundwater supply. On this basis, WRC staff can advise that as of the date of this letter there are no existing consents to which section 124C(1)(c) of the RMA would apply if the Ashbourne project were to be applied for as a resource consent under the RMA.
- c) Further, WRC can confirm that 165ZI of the RMA does not apply as the proposed project is not located in common marine and coastal area in accordance with the Waikato Regional Coastal Plan (proposed or operative).

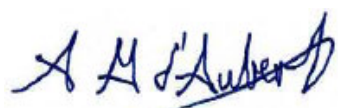
If you require further information on these matters, please contact the undersigned.

He taiao mauriora  Healthy environment

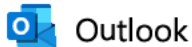
He hapori hihiri  Vibrant communities

He ōhanga pakari  Strong economy

Kind regards,

A handwritten signature in blue ink, appearing to read 'A M d'Aubert' with a stylized flourish at the end.

AnaMaria d'Aubert
Manager - Regional Consents
Resource Use



FW: Matamata Developments Ltd - Ashbourne Fast Track Application

From Fraser McNutt [REDACTED]

Date Mon 14/07/2025 [REDACTED]

To Steph Wilson [REDACTED]

To round out our s30(3) requirements.

Kind regards,

FRASER MCNUTT
Partner/Waikato
Manager (MNZPI)

B&A
Urban & Environmental



298 Victoria Street,
Hamilton 3204

barker.co.nz



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

This email and any attachments are confidential. They may contain privileged information or copyright material. If you are not an intended recipient, please do not read, copy, use or disclose the contents without authorisation and we request you delete it and contact us at once by return email.

Subject: RE: Matamata Developments Ltd - Ashbourne Fast Track Application

Hi Fraser

I agree with your assessment below. Section 30(3) of the FTAA asks for advice of existing consents under sections 124C and 165ZI of the RMA. Section 124C applies to resource consents for activities under sections 12, 13, 14 and 15 of the same Act. These sections relate to the coastal marine area, the use of beds of lakes and rivers, the use of water and the discharge of contaminants into the environment respectively. Section 165ZI covers aquaculture activities. Managing the use of these “natural resources” lie outside our functions as a district council, so we obviously would not be in a position to provide advice regarding existing consents. The Waikato Regional Council would be better placed to do this.

If you have any questions regarding the above, please do not hesitate to contact me.

Kind regards

Nathan Sutherland

Pou Whakamahere | Planning Manager

Te Kaunihera Ā-rohe o Matamata-Piako | Matamata-Piako District Council

35 Kenrick Street, PO Box 266, Te Aroha 3342

07 884 0060 ext 7750 | mpdc.govt.nz
Subject: FW: Matamata Developments Ltd - Ashbourne Fast Track Application

ATTENTION! This e-mail originates from outside of the council. Do not open attachments or click links unless you are sure this e-mail comes from a known sender and you know the content is safe.

Hello Nathan, Please see correspondence from WRC attamed and below.

The relevant section of the FTAA that I refer to is s30(3)

<https://www.legislation.govt.nz/act/public/2024/0056/latest/LMS1015662.html#LMS1015662>

It's my view that since WRC has confirmed re section 124C(1)(c) or 165ZI and that they manage the use of 'natural resources' s30(3) would not necessarily be relevant to MPDC in this instance.

Could you please formally respond to this email, for the purposes of covering off our requirements under section 5(L) of schedule 5 information requirements.

Many thanks

30 Identification of existing resource consent for same activity

(3) A consent authority that receives the notice must, by written notice, advise the authorised person—

(a) of any existing resource consent 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


(b) that there are no existing resource consents of that kind

Kind regards,

FRASER MCNUTT

Partner/Waikato

Manager (MNZPI)


298 Victoria Street,
Hamilton 3204barker.co.nz 
Kerikeri | Whangārei | Warkworth |
Auckland | **Hamilton** | Cambridge |
Tauranga | Havelock North | Wellington
|
Christchurch | Wānaka & Queenstown

This email and any attachments are confidential. They may contain privileged information or copyright material. If you are not an intended recipient, please do not read, copy, use or disclose the contents without authorisation and we request you delete it and contact us at once by return email.

Subject: Matamata Developments Ltd - Ashbourne Fast Track Application

You don't often get email from [REDACTED]

Morena Steph

Please find attached to this email a formal response from the Waikato Regional Council to your request under S30(3) of the FTAA in connection with the Ashbourne fast track proposal in Matamata. We understand the applicant is intending to lodge the substantive application within the next two weeks and therefore are requesting for WRC to advise:

- (a) Of any existing resource consent to which section 124(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*
(b) That there are no existing resource consents of that kind.

Please contact Donna Jones or myself should you require any clarification on this response.

Ngaa mihi

Hugh

Hugh Keane | TEAM LEADER - CONSENTS | Resource Consents - Team 1, Resource Use

WAIKATO REGIONAL COUNCIL | Te Kaunihera ā Rohe o Waikato

P: [+6478590781](tel:+6478590781)

M: [+64212424051](tel:+64212424051)

F: facebook.com/waikatoregion

Private Bag 3038, Waikato Mail Centre, Hamilton, 3240

This email message and any attached files may contain confidential information, and may be subject to legal professional privilege. If you have received this message in error, please notify us immediately and destroy the original message. Any views expressed in this message are those of the individual sender and may not necessarily reflect the views of Waikato Regional Council. Waikato Regional Council makes reasonable efforts to ensure that its email has been scanned and is free of viruses, however can make no warranty that this email or any attachments to it are free from viruses.

Attention:

This e-mail is privileged and confidential. If you are not the intended recipient please delete the message and notify the sender. Any views or opinions presented are solely those of the author.

Scanned by **Trustwave SEG** - Trustwave's comprehensive email content security solution at Matamata-Piako District Council.
