

Before the Expert Consenting Panel

In the matter of an application for approvals under section 42 of of the
Fast-track Approvals Act 2024 (“Act” or “FTAA”)

and

In the matter of Ashbourne

FTAA-2507-1087, a referred project under section 21 of
the FTAA

**MEMORANDUM OF COUNSEL ON BEHALF OF MATAMATA DEVELOPMENT
LIMITED**

20 February 2026

**SIMPSON
GRIERSON**

Bill Loutit / Chris Ryan



Counsel instructed
Phil Lang
Riverbank Chambers



MAY IT PLEASE THE PANEL:

1. This memorandum is filed on behalf of the applicant, Matamata Development Limited (**MDL**), in relation to Minute 16 of the Expert Consenting Panel (**Panel**).

Request to suspend the processing of the application

2. Minute 16 advised that MDL was considering partially declining the Ashbourne project (**Proposal**) until the stormwater issue that is expressed in the hydrological assessment prepared by Jon Williamson is resolved.¹
3. To allow MDL time to consider the matters raised by Mr Williamson, to allow time for expert conferencing to occur, and to make best use of the remaining working days available to the Panel before issuing a decision, the Applicant requests that processing of the substantive application is suspended until 26 February 2026.
4. Naturally, if the Panel grants the suspension, MDL agrees the Panel can continue to incur costs in relation to the application while the application is suspended.

Proposed expert conferencing

5. Given the concerns raised by Mr Williamson, MDL considers that the Panel would be assisted if Mr Williamson and MDL's stormwater experts (Dean Morrison, Brendon Verhoeff and Clare Houlbrooke) and planner (Fraser McNutt) participated in expert conferencing.
6. Subject to Mr Williamson's availability, Mr McNutt, Mr Morrison, Mr Verhoeff and Ms Houlbrooke would be available for expert conferencing on 23, 24 and 25 February 2026.² MDL suggests that following expert conferencing, Mr Williamson, Mr Morrison, Mr Verhoeff and

1 Minute 16 at paragraph 6.

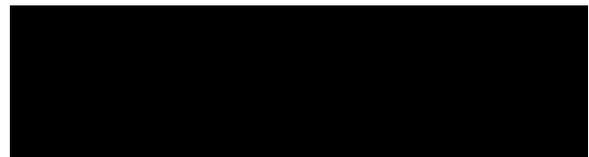
2 Ms Houlbrooke is only available after 3pm on 23 February 2026.

Ms Houlbrooke file a joint witness statement in relation to groundwater issues associated with Basin A in the residential component of the Proposal. The conferencing should include Mr McNutt so that the stormwater conditions of consent can also be discussed and agreed if possible.

Directions sought

7. MDL respectfully requests directions from the Panel:
- (a) suspending the processing of the application until 26 February 2026, on the basis set out in paragraph 4 above; and
 - (b) that Mr Williamson, Mr Verhoeff, Ms Houlbrooke and Mr McNutt participate in expert conferencing in relation to groundwater issues associated with Basin A in the residential component of the Proposal, and lodge with the Panel a joint witness statement on those issues by 5pm on 25 February 2026.

DATED at Auckland this 20th day of February 2026



W S Loutit / P Lang
Counsel for Matamata Development Limited