
MINUTE 2 OF THE EXPERT PANEL

Request for Information
Ashbourne [FTAA-2507-1087]
(13 October 2025)

[1] Having attended the briefing by the applicant on Wednesday 8 October 2025 and undertaken a comprehensive site visit, this minute outlines the Expert Panel's request for information to be provided by the Applicant pursuant to section 67 of the Fast-track Approvals Act 2024 (the **FTAA**).

[2] The Expert Panel directs the following information be provided by the Applicant:

- (a) Legal advice addressing the implications of the requirements of the National Policy Statement on Highly Productive Land 2024 (NPS-HPL) to avoid subdivision and development on LUC 1, 2 and 3 land within the proposed Ashbourne project area.
- (b) Confirmation that the proposed commercial area within the Ashbourne residential zone (described in the Application as 'Option 1' will proceed and forms part of the application (and that 'Option 2' [alternative residential development] is deleted).
- (c) Confirmation of changes in terms of pedestrian access/connectivity to adjacent residential areas.
- (d) Technical advice on the long-term viability of stormwater disposal of up to the 10-year ARI rainfall event via soakage to ground. This is to include an overall water balance and modelling exercise to assess mounding and winter high groundwater levels resulting from disposal of stormwater and wastewater by ground soakage, including consideration of predictions of any likely changes to rainfall in the future arising from climate change. Please also check that there will be adequate vertical clearance above groundwater levels to the base

of proposed stormwater disposal soakage systems. The assessment shall also include the effect of any proposed filling in of existing drains in the retirement village and residential areas and the need for provision of subsoil drains at the location of these existing drains.

- (e) Reconciliation of the differences between the nature and character of the Greenway and stormwater ponds 1 and 2 (retirement village) as between the landscape plans (including surrounding pathways) and the engineering drawings.
- (f) Clarification of details of the emergency spillways from the stormwater ponds (including cross-sections).
- (g) Elevation details of the wastewater treatment facility within the retirement village (and the way in which potential odour effects for adjacent villas is able to be avoided).
- (h) Confirmation of planting details for the wastewater soakage field and inclusion of the same into the area depicted as 'Balance Land for Future Development' shown on the site masterplan.
- (i) The effects on the Oxbow lakes of the existing drain being diverted away from these lakes and discharging into the Waitoa River.
- (j) The details and description of any proposed landscape treatment in and around the Oxbow lakes including integration with the esplanade reserve and pedestrian connectivity with the Greenway (including across the discharge channel armouring) and outline if there are any consent implications of any works proposed within this area.
- (k) Identifying any trees within the proposed Residential Zone that could be retained as part of the proposed subdivision/development in a similar manner to that proposed for the retirement village.
- (l) Clarification of basis for the curved alignment of the northern end of the carriageway of the proposed Residential area adjoining Station Road in respect to offsets to nearby driveways and any safety (visibility) implications for vehicles entering and exiting the subdivision.
- (m) The manner by which cumulative construction effects can be

identified and conditioned across all staged activities on the site.

(n) Clarification of the following matters in *Table 5, page 15 of the Stormwater Management Plan May 2025*:

- (i) Why is the 0.5 RITS factor not applied to all soakage test areas?
- (ii) The column “soakage rate adopted for design purposes” is either higher than or the same as the “soakage rate factored by 0.5” column; this does not appear to be correct.
- (iii) The design soakage rates for the southern and northern residential catchment areas appear to be based on only one soakage test in each area. Have other soakage test been done in those areas? If not, is it appropriate to base design on the results of one soakage test?

[3] The applicant is to file its response to the above questions to the EPA no later than **11.59pm on 28 October 2025** via:

- (a) by email to substantive@fasttrack.govt.nz;
- (b) by post to Private Bag 63002, Wellington 6140 New Zealand; or
- (c) in person to Stewart Dawson's Corner, 366 Lambton Quay, Wellington 6011.



Sue Simons
Expert Panel Chair