
MINUTE 28 OF THE EXPERT PANEL

Memorandum of Counsel dated 27 March 2026 for
Matamata-Piako District Council
Fast-track Approvals Act
Ashbourne [FTAA-2507-1087]

(27 March 2026)

1. On 27 March 2026, the Panel received a memorandum from Counsel for Matamata-Piako District Council (MPDC) seeking clarification in relation to Minute 27. This memorandum has been uploaded to the Fast-track website.
2. MPDC notes that while Minute 27 references various conditions and modifications, it does not clarify how the larger lot size requirement should be applied along the boundaries adjoining Rural and Rural-Residential Zoning.
3. MPDC understands that the Applicant has interpreted the draft decision to exclude the requirement for larger lots where the boundary adjoins land controlled by the Applicant, notwithstanding that the land has a Rural zoning.
4. MPDC's reading of paragraph 448 of the draft decision is that it identifies only one exclusion, namely the lots with residential zoning at the end of Peakedale Drive.
5. In paragraph 7 of the memorandum, MPDC sought clarification from the Panel on the following:
 - a) Whether the larger lot size requirement is intended to apply to all boundaries with rural and rural residential zoning, including those abutting land controlled by the Applicant; and
 - b) Whether the exclusion of the lots with residential zoning at the end of Peakedale Drive is the only exception to this requirement.
6. The Panel confirms MPDC's interpretation of the Panel's paragraph 448 of its draft decision, and responds to paragraph 7 (outlined above) as follows:
 - a) The larger lot size requirements is to be applied to all boundaries with a Rural or Rural-Residential Zoning, and irrespective of ownership; and
 - b) The exclusion of the lots at the end of Peakedale Drive is the only exception to this requirement.
7. To further clarify, however, the Panel advises that the remaining zone interface

treatments (shown in MPDC's Annexure A) apply to the Rural-zoned land controlled by the Applicant, other than in respect of the 4m planted buffer.

A handwritten signature in blue ink that reads "Sue Simons". The signature is written in a cursive, slightly stylized font.

Sue Simons
Expert Panel Chair