

# Memorandum



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To: Expert Consenting Panel - Ashbourne  
From: Dean Morris (Maven Waikato Limited)  
Subject: Ashbourne, Matamata –Item 7; NPS-NH Policy 5 and Policy 6  
Date: 13<sup>th</sup> February 2026

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## 1 Introduction

The purpose of this memorandum is to provide supporting information for the Fast Track application Minute 14 for the proposed Ashbourne Development, Matamata. This memorandum responds directly to item 7 raised in the Minute 14 Memorandum from the Panel.

This memorandum should be read in conjunction with the updated technical documents prepared in support of the application, including WGA Memorandum Ref. WGA241087-MM-HG-0012\_A, CMW Geosciences “Ashbourne Development – Fault Memo” Ref. HAM2023-0124AU Rev 0 (10 February 2026), the Stormwater Management Plan (SMP Rev B), and prior Fast Track RFI responses.

These documents together provide the updated groundwater modelling, stormwater and flooding assessments, geotechnical and fault hazard evaluations and supporting design refinements relied upon in forming the conclusions presented herein.

## 2 NPS-NH Policy 5 & 6 requirement

From an engineering perspective, the technical information provided to the Panel is appropriate to address the requirements of Policy 5 of the NPS-NH. The natural hazard risks relevant to the site including flooding, overland flow paths and elevated seasonal groundwater have been comprehensively investigated through detailed hydrological and hydraulic modelling, groundwater monitoring and geotechnical site assessment. These investigations have directly informed the design response to these minutes and prior response. The proposed stormwater management system, Greenway corridor, wetlands, finished floor levels and groundwater mitigation measures have been designed to avoid risk and to mitigate hazards that have been identified through the investigations.

In relation to Policy 6 the required 100-year timeframe, the hydraulic modelling has been undertaken using the 1% AEP (100-year ARI) event including of climate change allowances (RCP8.5 2100-2120) in accordance with current regional guidance and RITs standards. Sensitivity testing has also been completed. The modelling demonstrates that post-development peak discharges are attenuated to below pre-development levels and that flood extents are reduced or unchanged beyond the site. The design therefore manages natural hazard risk over at least a 100-year horizon and doesn't increase risk to adjoining land or downstream environments.