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## MINUTE 23 OF THE EXPERT PANEL

Invitations to comment: sections 69, 70 and 72 of the  
Fast-track Approvals Act  
Ashbourne [FTAA-2507-1087]

(11 March 2026)

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1. The purpose of this Minute is to direct the Environmental Protection Authority (EPA) to invite:
  - a) Comments on the draft decision to decline the resource consent in part from the Applicant under section 69 of the Fast-track Approvals Act 2024 (FTAA);
  - b) Comments on the draft conditions from specified parties for the aspects of the resource consent the Panel are minded to approve under section 70 of the FTAA; and
  - c) Comments on the draft decision and draft conditions from specified Ministers under section 72 of the FTAA.
2. The draft decision and conditions are included as Appendices and will be posted and can be viewed on the Fast-track website.
3. The Panel records that the draft conditions contain those agreed to in the recent expert conferencing in respect to stormwater and groundwater issues.

### **Section 69 of the FTAA**

4. Under section 69 of the FTAA, the EPA is directed to provide the Applicant with the draft decision to decline the resource consent in part and to invite the Applicant to comment on the matters set out in section 69(2)(b) of the Act.
5. The Panel requires the Applicant's comments to be provided by close of business **18 March 2026**.
6. The Panel has declined approval for all of the retirement village component and that part of the residential subdivision proposed to be located on highly productive land. While it has approved in principle the remainder of the residential subdivision (and associated greenway and commercial centre), it requires changes to the size of lots that interface adjacent rural-residential and rural zoned land.

### **Section 70 of the FTAA**

7. As the Panel is minded to approve most of the residential zone (subject to amendments), both solar farms and the greenway, under section 70 of the FTAA, the EPA is directed to release the draft conditions for comment from the following parties:
  - a) The Applicant;
  - b) Every person or group that provided comments under section 53 of the FTAA; and
  - c) Any local authority or other body with a statutory responsibility to enforce or monitor compliance with the conditions.
8. The Panel requires all comments in respect of the conditions to be provided by 5pm **18 March 2026**.
9. In accordance with section 70(4) of the FTAA, the Applicant may provide a written response to any comments received under section 70. Any such response must be provided no later than 5pm **25 March 2026**.
10. Please note that section 70 enables comments to be received only in respect of the proposed conditions and not the draft decision itself.

### **Section 72 of the FTAA**

11. Under section 72 of the FTAA, the EPA is directed to invite the following Ministers to provide comments on the draft decision and draft conditions:
  - a) The Minister of Māori Crown Relations; and
  - b) The Minister for Māori Development.
12. In accordance with section 72(2), the Ministers must provide any comments no later than 5pm **25 March 2026**.



Sue Simons  
Expert Panel Chair