

4 December 2025

Expert Consenting Panel – Environmental Protection Authority

Attn: Nicky Sedgley

Via email: [REDACTED]

Tēnā koe Nicky

**Ashbourne [FTAA-2507-1087] – Update to Design Guidelines**

As requested at Item 22 of Minute 4 of the Expert Consenting Panel for Ashbourne, the Applicant is pleased to provide updated Design Guidelines for the proposal.

The Applicant provides the following attachments:

- Attachment 1 – Ashbourne Design Guidelines
- Attachment 2 – LUC Plan

For the Panel's understanding, a tracked changes version of the Design Guidelines is also included for reference.

In undertaking the review of the Design Guidelines, the Applicant found several Lots that indicated minor non-compliances with the proposed development controls. As such, the location of building platforms within some Lots has been amended to ensure that plans reflect the development controls. For clarity, these Lots are Lot 22, 162, 178, 362, 388, and 429. The typology proposed for these Lots has not been changed, and changes are limited to the positioning of the building platforms on Lots.

Yours sincerely | Nā māua noa, nā

**Barker & Associates Limited**

[REDACTED]

[REDACTED]

**Steph Wilson**

Associate

[REDACTED]

**Fraser McNutt**

Partner

[REDACTED]