

Before the Expert Consenting Panel

In the matter of an application for approvals under section 42 of of the
Fast-track Approvals Act 2024 (**Act** or **FTAA**)

and

In the matter of Ashbourne

FTAA-2507-1087, a referred project under section 21 of
the FTAA

**MEMORANDUM OF COUNSEL ON BEHALF OF MATAMATA DEVELOPMENT
LIMITED**

24 February 2026



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MAY IT PLEASE THE PANEL:

1. This memorandum is filed on behalf of the applicant, Matamata Development Limited (**MDL**) in relation to Minute 18 of the Expert Consenting Panel (**Panel**).

Stormwater Management Plan

2. In paragraph 7 of Minute 18 the Panel directed that MDL:

...confirm whether this property [at 0 Odium Drive] has been included in the SMP in error, and if so, please confirm that the inclusion of the site has not informed any aspect of the calculations contained in the SMP, and provide a corrected version that excludes this property as forming part of the site.

3. A memorandum addressing that matter is attached to this memorandum as **Appendix A**.

DATED at Auckland this 24th day of February 2026



W S Loutit / P Lang
Counsel for Matamata Development Limited

Appendix A: Maven Memorandum

Memorandum



To: Expert Consenting Panel - Ashbourne
From: Dean Morris (Maven Waikato Limited)
Subject: Ashbourne, Matamata –Item 7; Minute 18
Date: 24th February 2026

1 Introduction

This memorandum provides supporting information in response to Item 7 of Minute 18 for the Ashbourne Development Fast Track application.

2 Minute 18; Item 7

The Panel requested confirmation on whether Lot 5 DP 365568 (0 Odium Drive) was incorrectly included in the Stormwater Management Plan (SMP) and whether its inclusion influenced any SMP calculations. Noting that the neighbours letter from P & M Equipment Ltd quoted Jon Williamson statement but isn't in the same catchment as the Basin A.

We confirm that Lot 5 DP 365568 was included in Table 2 (page 6) of the SMP in error. Its inclusion did not inform or affect any calculations within the document. The updated SMP now removes this property from Table 2 as shown in the attached revised table below. The full updated SMP will be provided at detailed design in accordance with proposed consent conditions

Lot 1 DP 21055	33.23	R.A Hemmings Limited
Lot 2 DP 21055	27.38	R.A Hemmings Limited
Residential		

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Lot 5 DP 384886	0.8795	Eldonwood Limited
Lot 1 DPS 65481	4.20	CAT Limited, RM Craig, WJ Perry
Lot 5 DP 384886	8.10	Eldonwood Limited
Lot 3 DP 14362	13.71	R.A Hemmings Limited
Lot 204 DP 535395	24.14	Eldonwood Limited

Table 2: Legal Parcels, associated area, and Owners

The areas are currently zoned within rural, rural residential and future designated residential areas. The development has been master planned by the client in collaboration with Matamata-Piako District Council ('MPDC'), Waikato Regional Council ('WRC') and a design consultant specialists. As a result, this SMP is built upon previous discussions around stormwater management for the overall site with WRC and MPDC.

A discharge consent is required to enable the future stormwater discharge from these developments, which necessitate the importance of this SMP. The new discharge consent will be transferred to Council and ultimately form part of the Comprehensive Discharge Consent upon the vesting of the public network.

Stormwater is proposed to be discharged via the following methods:

- Soakage within the site using stormwater devices such as raingardens, soakage trenches and