WEBB GOULD LAW

Our Ref DG::8624.003
Your Ref

20 February 2026

Nick Sedgley

[redacted]

Copy To: substantive@fasttrack.govt.nz

Review Ashbourne Fast Track Development

As you may be aware we act for [redacted] and have received advice in relation to the apparent incorrect inclusion of our client's property in the Ashbourne Development documentation and note the Panel's findings in Minute 16 (20 February 2026) are relevant to our clients' concerns.

1. Property Listed as Part of Development

Our clients own Lot 5 DP 365568, Record of Title 265791 (0 Odlum Drive, Matamata). The Applicant previously advised that "5 Odlum Drive is not included in the proposed Ashbourne Development," yet Table 2 of the Updated Stormwater Management Plan (30 January 2026) lists our client's property as part of the subdivision (Extract Attached marked 'A'). Across the new memoranda filed the Applicant has neither corrected this error nor explained the inclusion of our client's property. The Panel should direct the Applicant to remove Lot 5 DP 365568 from Table 2 and all related documentation.

2. Relevance to Panel's Stormwater Concerns

The Panel's concerns have now been independently confirmed. Mr Williamson, the Panel's hydrogeologist, advised on 18 February 2026 that he has "little confidence that the stormwater disposal basin will have the required capacity during the design storm events" and that "the draft consent conditions provide no pathway for addressing the areas of uncertainty identified." As a result, the Panel has stated it is unable to approve the residential component of the Ashbourne project until this issue is resolved.

This is the fundamental concern of our client. Our clients' property sits adjacent to the northern boundary and appears on page 47-49 of updated Storm Water Management Plan to be in the path of potential overflow and flooding (Extract Attached marked 'B').

3. Impact on Our Clients

Our clients reiterate their concern that:

- Excess stormwater may flow onto their property during major storms.
- Their property appears to be incorporated into the stormwater strategy without their consent.
- The property's future use and value could be severely compromised.
- Effects on their land have not been properly assessed.

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Consultant:
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4. Request for Panel

In light of Minute 16 and the Panel's hydrogeologist confirming apparent serious deficiencies in the stormwater assessment, we respectfully request the Panel to:

- Require the Applicant to clarify whether Lot 5 DP 365568 (0 Odlum Drive, not "5 Odlum Drive") is included in any aspect of the development, including stormwater, drainage, access, or infrastructure.
- Direct the Applicant to correct Table 2 page 5-6 of the Updated Storm Water Management plan that includes our client's property and all ancillary documentation accordingly or properly disclose if our clients property is intended to be affected.

Yours faithfully
WEBB GOULD LAW

[redacted]

Dylan Gould
Director

[redacted]

"A"

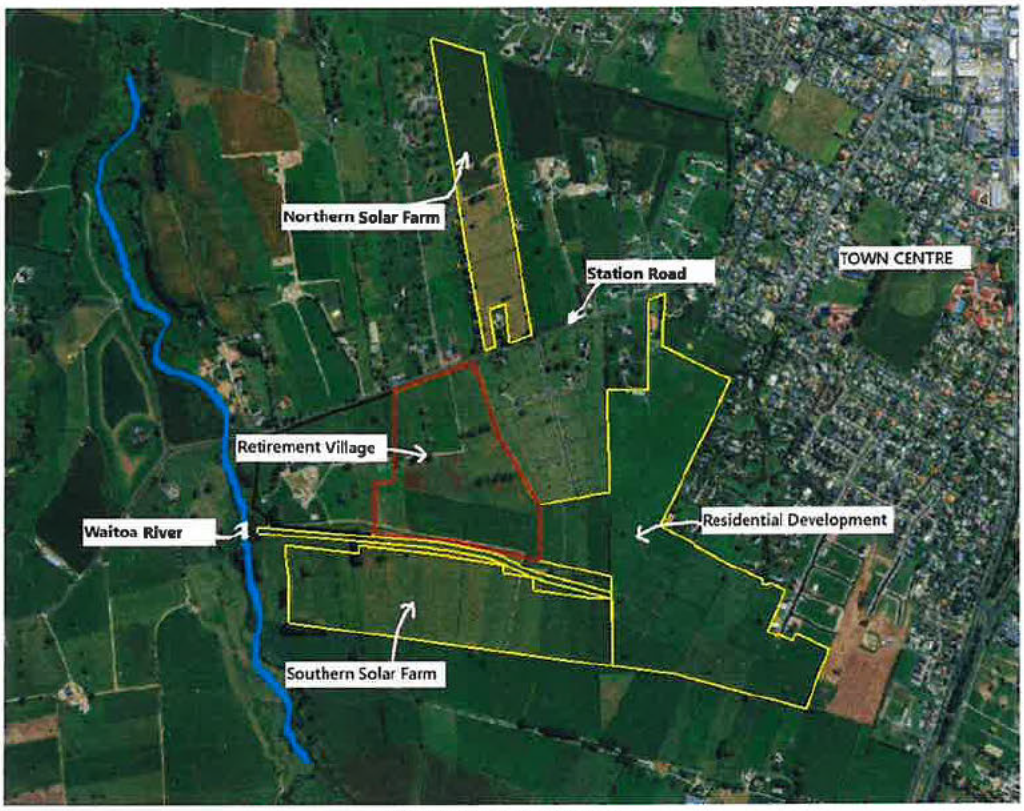

Figure 1: Site locality plan.

SITE	AREA (Ha)
Northern Solar Farm	13.00
Southern solar Farm	24.82
Retirement village	20.00
Residential	45.00

Table 1: Site Areas

There are total of 8 number of legal parcels distributed within the 4 project sites. List of these is provided is table 2 below.

PARCEL ID	AREA (ha)	OWNERS
Northern Solar Farm		
Lot 2 DP 567678	13.00	R.A Hemmings Limited
Southern Solar Farm and Retirement village		
Lot 1 DP 21055	33.23	R.A Hemmings Limited
Lot 2 DP 21055	27.38	R.A Hemmings Limited
Residential		

"A"

Lot 5 DP 365568	3.29	P & M Equipment Hire 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 soakage basins.
- A proposed Greenway running east to west which discharges into Waitoa River at 80% of pre-development flows. The proposed greenway will also aid in diverting existing flows heading north from lands south of the project.
- Existing drains or overland flow paths leaving the project site at less than 80% of pre-development flows.

The overall Development area is divided into four distinct developments as listed and summarised below.

1.1 ASHBOURNE NORTHERN SOLAR FARM

This development spans approximately 13 Ha and will serve as the first solar farm constructed within the Ashbourne development. The site will feature 14,642 solar panels, generating required power to meet regional renewable energy requirements. The farm incorporates permeable ground coverage and minimal impervious surfaces to ensure effective stormwater infiltration and flow dispersion. A network of grass swales and drains will manage runoff from solar panels and ancillary infrastructure, maintaining water quality prior to discharging into the existing channel/farm drain along the northern boundary.

1.2 ASHBOURNE SOUTHERN SOLAR FARM

The Ashbourne southern solar farm spans approximately 24 ha and is the second solar farm planned for the Ashbourne development. The site will include 33,946 solar panels, generating required power to meet regional renewable energy requirements. The farm incorporates permeable ground coverage and minimal impervious surfaces to ensure effective stormwater infiltration and flow dispersion. A network of grass swales and drains will manage runoff from solar panels and ancillary infrastructure, maintaining water quality prior to discharging into the proposed greenway before discharging into Waitoa River.

"B"

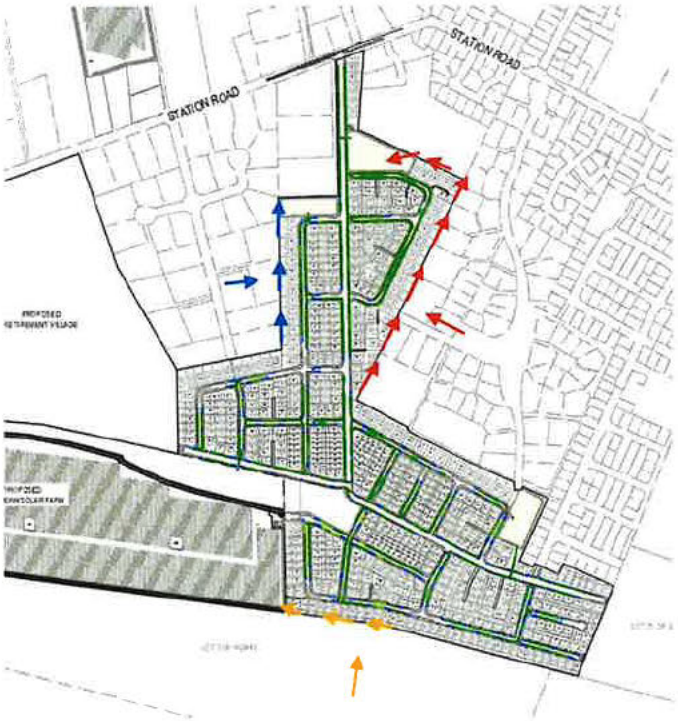

Figure 22: Greenway Cross Section (Plan 490-17)

Conveyance South of Residential Development - Orange

The proposed conveyance is required here for Runoff from the upstream portion of the post development Catchment B, located south of the residential development. This inflow will be redirected to the western edge of the residential area. From there, it will discharge into the southern solar farm zone. The redirected flow will ultimately be conveyed into the Waitoa River via the proposed greenway corridor.

Conveyance East of Residential Development – Red

Overland flow along the eastern boundary of Post Development Catchment D will be captured by this channel along the adjacent Eastern boundary. Under heavy rainfall, northern area of Basin D will pond within the neighbouring property, similar to existing pre-development conditions. Once ponding reaches elevation of RL 65.60, channel will overflow into Basin D. The basin also receives runoff from Catchment D (100-10yr cc event) and is designed with a soakage base, similar to Basins A and C, allowing for further storage for all inflows into Basin D.

Conveyance West of Residential Catchment C - Blue

A Conveyance channel is proposed along the western boundary of Post Development Catchment C to accommodate the natural overland flow from upstream areas. Under existing conditions, this flow would pass through the development area before entering the northern natural stream. The proposed channel will convey this existing flow downstream into the existing channel.

"B"

8 POST DEVELOPMENT FLOODING – SENSITIVITY ANALYSIS

This section presents a sensitivity analysis carried out using HE RAS 2D for the 100year cc event which assumes all soakage and pond systems are fully blocked. This assessment builds on the Section 7 results but provides a more conservative view of surface flooding behaviour across the sites.

Objective of this analysis is to observe whether the overland flow paths can convey runoff when the mentioned key stormwater components are fully blocked, and how this will impact the development and the surrounding environment.

The map results shown below shows extent of the 100year cc flood event within and neighbouring site.

Figure 23: Overall Pre & Post Development Flood Map RCP 8.50 - Sensitivity