

30 January 2026

Environmental Protection Authority
Attn: Expert Consenting Panel – Ashbourne
c/o Jessie Richardson: [REDACTED]

Dear Expert Consulting Panel

Applicant Response to Minute 11 of the Panel - Ashbourne

This letter is provided on behalf of the Applicant in response to the requests for further information made by the Ashbourne Panel within Minute 11 (received 22 January 2026), and Minute 13 (received 29 January 2026). This response is supported by the following attachments:

- Attachment 1 – National Direction Instruments Assessment
- Attachment 2 – Traffic Memorandum
- Attachment 3 – Typical Rooding Cross-Sections and Station Road Drawing
- Attachment 4 – Hydrogeology Memorandum
- Attachment 5 – Updated Stormwater Management Plan
- Attachment 6 – Infrastructure Report – Retirement Village

Item	Panel Request	Applicant Response
Minute 11		
<u>Amended national direction instruments under the RMA</u>		
5	The Panel notes that ten new or amended national direction instruments under the RMA came into effect on 15 January 2026. Please provide an assessment with respect to those instruments of relevance to the Application (including the NPS-HPL, NPS for Infrastructure and the NPS for Natural Hazards).	Please refer to the memorandum included as Attachment 1 .
<u>Shared path along 'spine road'</u>		
6	With respect to the comments in respect of Policy 1(c) of the NPS-UD (Barker Memorandum, page 2): a. Please clarify references to the inclusion of a shared path along the 'spine road' (presumably a reference to Road 1) – a further review of the Engineering Drawings depicts	Please refer to the memorandum included as Attachment 2 and drawings included as Attachment 3 .

	<p>footpaths of 1.8m and 2.5m for either side of this type of road, rather than shared paths</p> <p>b. Please provide a plan showing the proposed shared path connection between Station Road and Smith Street.</p> <p>c. Please clarify the reference to the use of the Centennial Drive Reserve for commuting purposes, including a comparison of relative distance from a more direct route.</p>	
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Solar Farm

7	<p>The Panel notes the Applicant’s opposition to delivery of the solar farms being conditional on any aspect of the residential subdivision or retirement village (Barker Memorandum, at pages 2 and 3). However, the Panel also understands there is a level of interdependence in any respect, with the southern solar farm not being able to be delivered until Stage 4 of the residential subdivision.</p>	<p>This matter is addressed within the Memorandum of Counsel included in the response.</p>
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Consent conditions for stormwater management

8	<p>The JWS for Stormwater Management dated 11/12/25 suggested that the applicant, WRC and MPDC planner convene to agree upon the conditions that can be developed to be put forward to the panel for reviewing and implementing. It suggested that this can take place starting Monday 15th December.</p>	<p>The Applicant met with MPDC and WRC on 28/01/2026 to discuss conditions. It was agreed that the Applicant would prepare an updated “final draft” set of conditions, including a collated schedule of final plans to be conditioned, and supply this to MPDC and WRC for review by COB 3rd February.</p>
9	<p>Please advise on the status of the development of these conditions and when they can be provided to the Panel and whether it is intended to provide an updated SMP as recommended in the JWS and whether this will be provided to the panel and if so by what date.</p>	<p>To provide MPDC and WRC sufficient time to review and input on the draft conditions set, it is proposed by the Applicant to provide an updated set of draft conditions to the Panel by COB 12th February. The final conditions set will incorporate the conditions proposed in the JWS Stormwater.</p> <p>Minor updates to the Stormwater Management Plan have been prepared in response to Minute 13. However, the Applicant proposes to incorporate the agreed updates to the SMP as a condition of consent, as agreed in the JWS Stormwater.</p>

For completeness, the Applicant proposes the following draft condition wording relating to the provision of an SMP:

“The Consent Holder shall submit a Stormwater Management Plan (SMP) to MPDC for certification with the Engineering Plan Approval. Construction shall not commence until the SMP has been approved. The objective of the SMP is to demonstrate that the proposed stormwater management is the best practicable option, taking into consideration the existing site features and information/plans provided to the FTAA Panel as set out in Schedule 1. The SMP must include but not be limited to the following information:

- a) An assessment of the Best Practical Option (BPO) approach adopted, accounting for elevated groundwater across the stormwater system, including Basin B
- b) Confirmation of attenuation requirements for the 2-, 10-, and 100-year ARI events (including extended detention, retention of initial abstraction volume, and water quality treatment), and include details on the optimisation of infrastructure sizing
- c) Demonstration of no adverse downstream flood or erosion effects for all relevant design events
- d) Detailed Greenway outlet design that manages energy dissipation and geotechnical constraints that are both constructable and empathetic to the landscape
- e) Assessment and management of effects of all discharges to receiving drains and open water bodies (including flood depth and duration, scour, and erosion effects)
- f) A flood risk assessment including a model build report.”

A similar condition will be proposed within the suite of Waikato Regional Council consents to enable similar submission and certification from both Consenting Authorities.

10	<p>The JWS for groundwater in relation to stormwater management (also titled JWS for Stormwater Management) dated 11/12/25 recommended that consent conditions should include:</p> <ul style="list-style-type: none"> a. Five additional groundwater level monitoring sites equipped with datalogger pressure sensors to be constructed on site including two nest piezometers in the deepest part of the basin, as shown in Figure 7. b. Applicant to prepare a groundwater level synthetic hydrograph and peak recharge analysis (i.e. intensity and recurrence intervals) for the site to inform detail design c. Detailed design phase certification process with MPDC and WRC d. A requirement for a management plan covering maintenance and operation of the drainage network including hydrogeologist input 	<p>It is confirmed that the Applicant agrees to incorporate the four proposed conditions. As above, it is proposed to provide an updated set of draft conditions to the Panel by COB 12th February 2026.</p>
11	<p>Please advise if the above four recommendations are being implemented and the status of each, with expected timelines for providing them.</p>	

On-site wastewater servicing retirement village

12	<p>Appendix B Tracking Table Response to Council comments, Section 2.2, Table 9 Summary of WRC Appendix B Item 15(h) noted the following WRC comment.</p>	<p>Please refer to the WGA memorandum included as Attachment 4 to address this outstanding matter.</p>
13	<p>The cumulative effects of the development in terms of the wastewater discharge, in particular the loads of nutrients discharged in comparison with current land use, have not been addressed.</p>	
14	<p>The table advised that this matter was addressed in WGA memo included in Attachment 4. The WGA memo does not address this matter.</p>	
15	<p>Please provide a response to the WRC comment</p>	

Minute 13

Stormwater Management Plan

1	<p>In Section 1.5 of the updated Stormwater Management Plan (Attachment 12 of the Applicant's response to comments dated 18</p>	<p>Please find minor amendments to the SMP included as Attachment 5 along with an</p>
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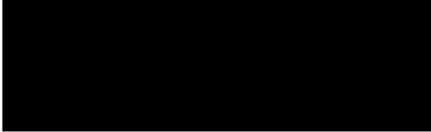
<p>November 2025) it is stated that “The Retirement Village will be proposing to install its own conveyance channel to discharge flows into the Waitoa River, and only Catchment B of the Residential area is set to discharge into the Greenway”. However, the Panel has not sighted plans of a separate conveyance channel to the Waitoa River including by reference to Fig. 13 of the SMP, and requests clarification of this detail as to where a separate channel and its outlet is proposed to be located (and any associated effects of such a channel/outlet).</p>	<p>updated Infrastructure Report – Retirement Village as Attachment 6.</p> <p>The following updates have been incorporated:</p> <ul style="list-style-type: none"> • SMP - Section 1.5 Staging, Timing, Responsibility and Funding has been updated to reflect the current design. In summary, two discharge points are proposed for the post development at the Retirement Village. One will utilize the existing conveyance channel and discharge to the existing culvert under Station Road, which ultimately drains to the Waitoa River. The second discharge point will discharge into the greenway, also ultimately discharging to the Waitoa River. • Infrastructure Report – Section 5.6 Flooding has been updated to reflect the latest assessment. In summary, a flood assessment has been completed as part of the SMP and post-development flows from the Retirement Village will be mitigated to 80% of pre-development flows at 100-year events through two artificial wetlands.
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WGA Groundwater Memo

<p>2 At section 5.1.1 of the WGA Groundwater Memo dated 18 November 2025 it is stated that results for each basin are presented in Appendix C. However, in Table C1 the information for Basin A appears to show only model input data and not the results of the mounding assessment. Please advise if Table C1 does show the results of mounding and if so, what they are. If not, please provide the results of the mounding assessment for Basin A.</p>	<p>Clarification is provided within the hydrogeology memo included as Attachment 4.</p>
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Yours sincerely | Nā māua noa, nā

Barker & Associates Limited



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Partner



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Associate

