
MINUTE 7 OF THE EXPERT PANEL

Request for Information
Ashbourne [FTAA-2507-1087]
(15 December 2025)

[1] The Expert Panel requests the following information be provided by Matamata-Piako District Council under section 67 of the Fast Track Approvals Act in relation to this application :

Infrastructure costs

[2] In the Joint Witness Statement Economic of 11 December Tim Heath advised as follows:

- *“the indirect flow-on effects to the efficiency of the wider infrastructure system. Council still has to fund and maintain infrastructure in areas of existing zoned capacity and a slow down of growth in these areas has the potential to increase Council’s infrastructure burden through increased marginal costs. This is a negative externality that cannot easily be transferred to the applicant.”*

[3] Can Council’s planning and/or infrastructure expert(s) please advise on the likely or possible significance of the above identified potential increase in Council’s infrastructure burden through increased marginal costs and whether this can be transferred to the applicant should the resource consent applications for the Ashbourne development be successful. The panel would like as much information on this matter as possible including, if able to be estimated, likely ongoing or future financial costs and other implications that may be a burden for Council.

Residential capacity analysis

[4] For the Matamata-Piako Residential Capacity Analysis prepared by Property

Economics dated November 2025 can Council please provide the following information.

- Re Table 2, for Matamata, provide the relevant land areas for the separate areas identified where these have not been provided in the table notes.
- Re Table 3, for Matamata, provide the land areas associated with vacant/large sites and with rural residential sites, together with a map showing the approximate locations of these areas, with sites grouped as necessary for practical mapping.

Private Developer Agreements for infrastructure

[5] Please advise on the status of the preparation of these and an expected date for completion.

[6] The District Council is to file their response to the above questions to the EPA no later than **4pm on Friday 19th December 2025** via:

- a. by email to substantive@fasttrack.govt.nz;
- b. by post to Private Bag 63002, Wellington 6140
New Zealand; or
in person to Stewart Dawson's Corner, 366 Lambton Quay,
Wellington 6011.



Sue Simons

Expert Panel Chair