



te kaunihera ā-rohe o
matamata-piako
district council

Matamata Development Limited
Attn: Caleb Pearson

Re: Proposed Development – Ashbourne Fast-Track Process Application

This letter acknowledges that Matamata Development Limited has engaged with the Council regarding its proposed residential development and its intention to submit an application through the Fast-Track process.

While this process is different than our normal regulatory processes, we acknowledge and accept that it is a lawful option available to all developers. Our focus is to ensure the best outcomes for our communities.

This is best achieved through collaboration between developers and local authorities. We are prepared to work with the applicant through the Fast-Track process to ensure that, should the development proceed, it delivers positive outcomes for our community while meeting all necessary technical and regulatory requirements.

While the proposal does not align with the Council's current growth planning, Council staff have been working constructively with the Developer and their consultant team to understand the infrastructure requirements and implications of the proposed development. These discussions have included considerations of water supply, wastewater treatment, storm water management, and transportation networks. On a broader level, Council staff have also offered some general advice regarding the planning aspects of the proposal.

Council confirms that:

1. We acknowledge that if approved, the development would necessitate infrastructure that is vested in and operated by the Council indefinitely. Any such infrastructure must meet the Council's standard specifications and quality requirements.
2. We are committed to working constructively with the applicant to:
 - Ensure that suitable infrastructure solutions are identified and implemented.
 - Achieve outcomes that align with the aspirations of our District Plan, including, but not limited to, good urban design, planning principles, and strategies (e.g., Future Proof).
 - Maintain the quality and character of our town.
 - Protect the interests of our ratepayers through appropriate cost allocation.
3. Any infrastructure requirements and associated costs would need to be addressed through a Private Developer Agreement (PDA) and would be subject to:
 - Council's Development Contributions Policy.
 - Detailed technical assessment of infrastructure capacity and requirements.
 - Standard Council processes for vesting of assets.
 - Appropriate quality control measures.

I acknowledge the proactive approach of the Developer to involve my teams in discussions on the proposal at an early stage.

Regards

A handwritten signature in black ink, consisting of a large, sweeping loop on the left and a series of smaller, connected strokes on the right, ending in a long horizontal line.

Manaia Te Wiata
Chief Executive Officer
Matamata-Piako District Council