



te kaunihera ā-rohe o
matamata-piako
district council

Our Ref: 101.2025.13180 & 102.2025.13180
Enquiries to: **Sam Vautier**

27 November 2025

Application Lead: Fast Track Applications
Environmental Protection Agency
Private Bag 63002
Wellington
6140

Attention: Nicky Sedgley

Via Email: substantive@fasttrack.govt.nz

Tēnā koe Nicky,

**FTAA-2507-1087: ASHBOURNE DEVELOPMENT, MATAMATA.
MATAMATA-PIAKO DISTRICT COUNCIL'S (MPDC's) RESPONSE TO THE EXPERT
PANEL'S DIRECTIONS TO PROVIDE FURTHER INFORMATION (MINUTE 3).**

I refer to Minute 3 of the Expert Panel dated 21 November 2025, directing MPDC to provide information on the matters outlined in Paragraphs [6] to [24] of the Minute.

Attached please find seven memoranda prepared by MPDC's Team to respond to the matters, as follows:

- Memorandum 1: Zoning and NPS-HPL;
- Memorandum 2: Geotechnical Matters and Groundwater;
- Memorandum 3.1: Economic Evidence;
- Memorandum 3.2: Economic Evidence;
- Memorandum 4: Stormwater, Erosion and Sediment Control;
- Memorandum 5: Wastewater Disposal/ Water Supply (Retirement Village); and:
- Memorandum 6: Transportation and Traffic.

MPDC notes ongoing constructive engagement with the Applicant's experts on the matters, outlined in the attached memoranda, that are still in dispute.

MPDC will continue to encourage and facilitate ongoing discussions with the Applicant's Team, in an attempt to further narrow-down the matters in dispute.

Ngā mihi nui,

Nathan Sutherland
Planning Manager
Matamata-Piako District Council