

To: Sue Simons – Ashbourne Expert Panel Chair
From: Fraser McNutt/Steph Wilson – Barker & Associates Limited
Date: 30 January 2026
Re: Ashbourne [FTAA-2507-1087] – Response to Minute 11

1.0 Introduction

This memorandum has been prepared in response to request item 5. received from the Ashbourne Expert Panel detailed in Minute 11, dated 22 January 2025 in relation to new and amended national direction instruments under the Resource Management Act 1991 (**RMA**).

This memorandum provides an assessment of the relevant national direction instruments as they apply to Ashbourne.

Section 2 includes an assessment of the relevance of the new or amended national direction instruments with respect to the Ashbourne Residential Development (**Volume 5** of the application), Ashbourne Retirement Village (**Volume 4** of the application), and Ashbourne Solar Farms (**Volume 3** of the application).

Section 3 sets out a summary of the relevance of each national direction instrument.

Section 4 includes an assessment of the new and amended objectives and policies contained within those instruments that are considered to be relevant. In summary, Ashbourne is considered to be in keeping with the overarching objectives and policy framework of these instruments.

2.0 Assessment of Amended National Direction

Ten new or amended national direction instruments under the RMA came into effect on 15 January 2026, including:

New National Policy Statements:

- National Policy Statement for Natural Hazards 2025 (**NPS-NH**);
- National Policy Statement for Infrastructure 2025 (**NPS-I**); and

National Policy Statements amended in 2025:

- National Policy Statement for Highly Productive Land 2022 (**NPS-HPL**);
- New Zealand Coastal Policy Statement 2010 (**NZ-CPS**);
- National Policy Statement for Indigenous Biodiversity 2023 (**NPS-IB**);
- National Policy Statement for Freshwater Management 2020 (**NPS-FM**);
- National Policy Statement for Renewable Electricity Generation 2011 (**NPS-REG**);
- National Policy Statement for Electricity Transmission 2008, amended to the National Policy Statement for Electricity Networks 2008 (**NPS-EN**); and

Amended and new National Environmental Standards and Regulations:

- Resource Management (National Environmental Standards for Freshwater) Amendment Regulations 2025, which amended the Resource Management (National Environmental Standards for Freshwater) Regulations 2020 (**NES-F**); and
- Resource Management (National Environmental Standards for Detached Minor Residential Units) Regulations 2025 (**NES-DMRU**).

The following sections provide an overview of the relevance of these instruments to the Ashbourne Residential Development, Ashbourne Retirement Village, and Ashbourne Solar Farms. Detailed assessment with respect to the objectives and policies of those relevant instruments is included in **Table 1** below.

2.1 New National Policy Statements

2.1.1 National Policy Statement for Natural Hazards 2025

The NPS-NH applies to flooding, landslip, coastal erosion, coastal inundation, active faults, liquefaction, and tsunami natural hazards. The NPS-NH seeks to manage natural hazard risk associated with subdivision use and development to people and property using a risk-based proportionate approach, with the risk level being assessed using the NPS-NH risk matrix.

The Ashbourne site is subject to flooding hazards as well as potential geohazards, including landslip, active faults, and liquefaction. The provisions of the NPS-NH therefore apply.

Assessment of the Ashbourne Residential Development, Ashbourne Retirement Village, and Ashbourne Solar Farms against the objectives and policies of the NPS-HPL is included in **Table 1**.

2.1.2 National Policy Statement for Infrastructure 2025

The NPS-I provides national direction under the RMA to guide the efficient development, management, and upgrading of infrastructure across New Zealand. The NPS-I is applicable to all infrastructure activities, except for activities managed under the NPS-REG and NPS-EN.¹

The Ashbourne Residential Development and Ashbourne Retirement Village includes infrastructure activities and therefore the NPS-I applies. The NPS-I is not applicable to the Ashbourne Solar Farms as the NPS-REG applies.

An assessment of the relevant provisions of the NPS-I with respect to the Ashbourne Residential Development and Ashbourne Retirement Village is included in **Table 1** below.

2.2 Amended National Policy Statements

2.2.1 National Policy Statement for Highly Productive Land Amendment 2025

The 2025 amendments to the NPS-HPL introduce interim exemptions for urban development and urban rezoning on Land Use Capability (**LUC**) Class 3 land under clauses 3.5 and 3.6. The amendments do not include any changes to the objective and policies of the NPS-HPL.

¹ See NPS-I, clause 1.3.

The LUC classification of the Ashbourne site is included in the LUC Assessment prepared by Landsystems and shown in the image below. The proposed vacant lot subdivision and distribution of activities within the Ashbourne site is detailed in the Volume 1 Overview Report.

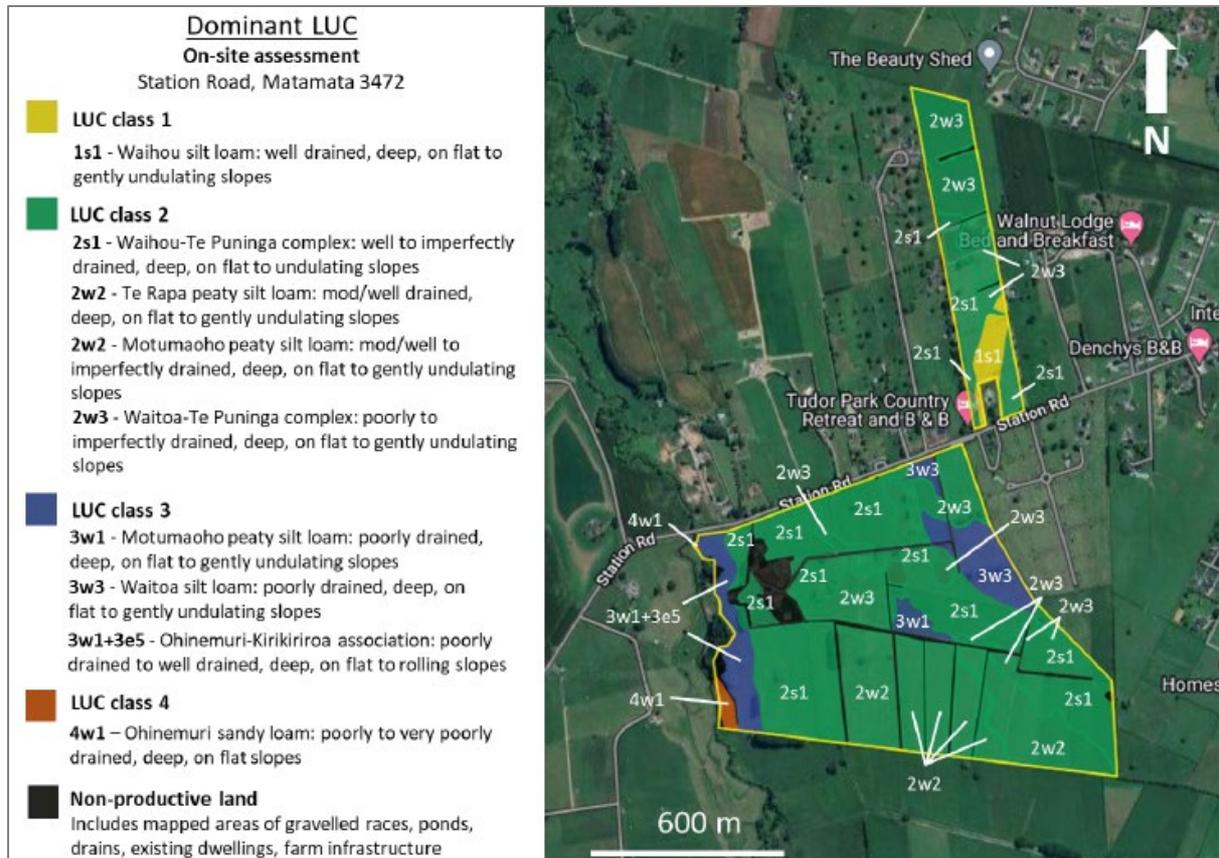


Figure 1: The distribution of LUC classes for the Ashbourne site. Source: Landsystems.

The following comments are made with respect to the NPS-HPL 2025 amendments and the Ashbourne Development:

- **Ashbourne Residential Development:** A limited extent of land within the western side of the Ashbourne Residential Development is subject to the NPS-HPL. This area is underlain by LUC Class 2 and is not affected by the 2025 amendments. The remainder of the Ashbourne Residential Development is zoned Rural Residential and is excluded from the NPS-HPL. Accordingly, it is considered that the assessment of the NPS-HPL included in the application documents (the original application assessment and responses to Panel minutes) apply and no further assessment is required.
- **Ashbourne Retirement Village:** The Ashbourne Retirement Village is primarily underlain by LUC Class 2 soils, with discrete areas of LUC Class 3 soils interspersed throughout. It is acknowledged that in accordance with Clause 3.5(7)(b)(ii), this area is not classified as highly productive land as it is subject to a resource consent application for subdivision, use, and development for a residential retirement village activity. Notwithstanding, the balance and majority of the Retirement Village site is underlain by LUC Class 2 soils, where the provisions of the NPS-HPL continue to apply. As a significant part of the Ashbourne Retirement Village Site still remains subject to the NPS-HPL (albeit a reduced extent in comparison to the lodged application), it is considered that the assessment of the NPS-HPL included in the application documents (the original application assessment and responses to Panel minutes) apply and no further assessment is required.

- **Ashbourne Northern Solar Farm:** The Northern Solar Farm is underlain by LUC Class 1 and 2 soils, and is not affected by the 2025 Amendments. Accordingly, it is considered that the assessment of the NPS-HPL included in the application documents apply and no further assessment is required.
- **Ashbourne Southern Solar Farm:** The western side of the Southern Solar Farm is underlain by LUC Class 3 soils. It is acknowledged that in accordance with Clause 3.5(7)(b)(ii), this area is not classified as highly productive land as it is subject to a resource consent application for subdivision, use, and development for a solar farm activity. Notwithstanding, the balance and majority of the Southern Solar Farm is underlain by LUC Class 2 soils where the provisions of the NPS-HPL continue to apply. As a significant part of the Southern Solar Farm Site remains subject to the NPS-HPL, it is considered that the assessment of the NPS-HPL included in the application documents (the original application assessment and responses to Panel minutes) apply and no further assessment is required.

Overall, the amendments to the NPS-HPL introduce exemptions to LUC Class 3 soil under Clause 3.5(7)(b)(ii). These exemptions result in discrete areas within the Ashbourne Retirement Village and Ashburn Southern Solar Farm sites being excluded from the provisions of the NPS-HPL and a reduction to the overall extent of land within Ashbourne subject to the NPS-HPL. Notwithstanding, as noted above, the Ashbourne Retirement Village and Ashburn Southern Solar Farm sites remain predominantly underlain by LUC Class 2 soils, where the provisions of the NPS-HPL continue to apply. Accordingly, it is considered that the assessment of the NPS-HPL and conclusions reached in Volumes 2-5 of application documents and further assessment provided through responses to previous Panel minutes apply and therefore no further assessment is required.

2.2.2 New Zealand Coastal Policy Statement Amendment 2025

The NZCPS has had amendments made to Policies 6 and 8 in relation to activities in the Coastal Environment and Aquaculture. The Ashbourne Development is located outside of the Coastal Environment and the NZCPS does not apply.

2.2.3 National Policy Statement for Indigenous Biodiversity Amendment 2025

The 2025 amendments to the NPS-IB relate to quarrying and mining activities.

The amendments are, therefore, not applicable to the Ashbourne Residential Development, Ashbourne Retirement Village, and Ashbourne Solar as the proposed activities do not include any quarrying or mining activities. It is considered that the assessment of the NPS-IB included in the application documents and responses to Panel minutes apply and no further assessment is required.

2.2.4 National Policy Statement for Freshwater Management Amendment 2025

The 2025 amendments to the NPS-FM relate to quarrying and mining activities.

The amendments are, therefore, not applicable to the Ashbourne Residential Development, Ashbourne Retirement Village, and Ashbourne Solar Farms as the proposed activities do not include any quarrying or mining activities. It is considered that the assessment of the NPS-FM included in the application documents and responses to Panel minutes apply and no further assessment is required.

2.2.5 National Policy Statement for Renewable Electricity Generation Amendment 2025

The 2025 amendments to the NPS-REG introduce a new national approach to the management of renewable energy.

The amendments are applicable to the Ashbourne Solar Farms. An assessment against the relevant objectives and policies is included at **Table 1** below. The NPS-REG is not applicable to the Ashbourne Residential Development and Ashbourne Retirement Village as no renewable energy activities are proposed under those volumes.

2.2.6 National Policy Statement for Electricity Networks Amendment 2025

The 2025 amendments to the NPS-EN apply to the electricity network, including the electricity transmission network and the electricity distribution network.

The NPS-EN is not applicable to the Ashbourne Residential Development, Ashbourne Retirement Village, and Ashbourne Solar Farms as none of the proposed activities meet the definition of 'electricity transmission network' or 'electricity distribution network'.

2.3 Amended and New National Environmental Standards and Regulations

2.3.1 Resource Management (National Environmental Standards for Freshwater) Amendment Regulations 2025

The 2025 amendments to the NES-F relate to quarrying and mining activities.

The amendments are, therefore, not applicable to the Ashbourne Residential Development, Ashbourne Retirement Village, and Ashbourne Solar Farms as the proposed activities do not include any quarrying or mining activities. It is considered the assessment of the NES-F included in the application documents apply and no further assessment is required.

2.3.2 Resource Management (National Environmental Standards for Detached Minor Residential Units) Regulations 2025

The NES-DMRU introduces new standards for building detached minor residential units.

The NES-DMRU is not applicable to the Ashbourne Residential Development, Ashbourne Retirement Village, and Ashbourne Solar as the proposed activities do not include any new detached minor residential units.

3.0 Summary

Overall, it is considered that:

- (1) The NPS-NH is **applicable** to the Ashbourne Residential Development, Ashbourne Retirement Village, and Ashbourne Solar Farms, and an assessment of the relevant objective and policies is included below.
- (2) The NPS-I is **applicable** to the Ashbourne Residential Development and Ashbourne Retirement Village, and an assessment of the relevant objective and policies is included below.
- (3) The 2025 amendments to the NPH-HPL are **applicable** to the Ashbourne Stage 0 Subdivision, Ashbourne Residential Development, Ashbourne Retirement Village, and Ashbourne Solar Farms. However, the original assessment of the NPS-HPL and the responses to Panel minutes relating to HPL remains accurate and no further assessment is required.
- (4) The NZCPS the 2025 amendments to it are **not applicable** to the Ashbourne Residential Development, Ashbourne Retirement Village, and Ashbourne Solar Farms.

- (5) The 2025 amendments to the NPS-IB are **not applicable** to the Ashbourne Residential Development, Ashbourne Retirement Village, and Ashbourne Solar Farms. The assessment of the NPS-IB included in the application documents remains accurate and no further assessment is required.
- (6) The 2025 amendments to the NPS-FM are **not applicable** to the Ashbourne Residential Development, Ashbourne Retirement Village, and Ashbourne Solar Farms. The assessment of the NPS-FM included in the application documents remains accurate and no further assessment is required.
- (7) The NPS-REG and the 2025 amendments to it are **applicable** to the Ashbourne Solar Farms, and an assessment of the relevant objective and policies is included below.
- (8) The NPS-EN and the 2025 amendments to it are **not applicable** to the Ashbourne Residential Development, Ashbourne Retirement Village, and Ashbourne Solar Farms.
- (9) The 2025 amendments to the NES-F are **not applicable** to the Ashbourne Residential Development, Ashbourne Retirement Village, and Ashbourne Solar Farms. The assessment of the NES-F included in the application documents remains accurate and no further assessment is required.
- (10) The NES-DMRU are **not applicable** to the Ashbourne Residential Development, Ashbourne Retirement Village, and Ashbourne Solar Farms.

4.0 Assessment of Objectives and Policies

Table 1 below includes an assessment of the relevant objectives and policies contained in the relevant national direction instruments identified in Section 2 above. These include:

- The NPS-NH;
- The NPS-I; and
- The amended objective and policies of the NPS-REG.

Overall, it is considered that the overall Ashbourne development is in keeping with the overarching objectives and policy framework of these instruments.

Table 1: Assessment of new National Direction Instruments effective on 15 January 2026.

	Ashbourne Residential Development	Ashbourne Retirement Village	Ashbourne Solar Farms
National Policy Statement for Natural Hazards 2025			
Objective (1) Natural hazard risk to people and property associated with subdivision use and development is managed using a risk-based proportionate approach.	<p>The Ashbourne site is subject to flooding hazards as well as potential geohazards, including landslip, active faults, and liquefaction hazards. The associated risks to people and property associated with the proposed subdivision, use and development has been assessed and managed using a risk-based proportionate approach, as set out below.</p> <p>Site specific assessment with respect to flood hazards has been undertaken by Maven and is included in Appendices 3F, 4D, and 5F of the application, as well as in the Stormwater Management Plan (SMP) as updated as Attachment 5 of the Applicant’s Minute 13 response. A site-wide assessment of geohazards has been undertaken by CMW Geosciences and is included in Appendix 1M (GIR Part 4) and updated through Attachment 5B (Part 3 of 3) of the Applicant’s s55 response.</p>		
Policy 1: When considering natural hazard risk associated with subdivision, use or development, the risk level must be assessed using the risk matrix.	<p>The risk matrix has been applied to Ashbourne as follows:</p> <p>Flooding</p> <ul style="list-style-type: none"> • Ashbourne Residential Development: Detailed flood modelling has not identified any flooding risks, including under a worst-case scenario of all devices reaching their capacity. Under this worst-case condition, the development maintains flood immunity, with minor exceedances that can be mitigated through detailed design refinements. Minimum freeboard requirements will also be complied with for all proposed buildings. On this basis, the consequence level of a flood event is considered to be minor, resulting in an overall low-medium level of risk under the NPS-NH matrix following the application of mitigation measures. • Ashbourne Retirement Village: Maven’s assessment has confirmed that 100-YR ARI secondary flows will be contained to the road corridors, swales, and proposed wetlands and will not affect the proposed buildings. Minimum freeboard requirements will also be complied with proposed buildings. On this basis, the consequence level of a flood event is considered to be minor, resulting in an overall low-medium level of risk under the NPS-NH matrix following the application of mitigation measures. • Ashbourne Solar Farms: Flood modelling assessment has been undertaken for 10-YR and 100-YR ARI storm events. Provision has been made for roading design levels to be further refined to align with modelling results and ensure suitable levels can be achieved. On the basis that the NPS-NH does not apply to infrastructure and that no buildings or residential activities are proposed within the Solar Farm sites, the 		

	Ashbourne Residential Development	Ashbourne Retirement Village	Ashbourne Solar Farms
	<p>consequence level of a flood event is considered to be negligible, resulting in an overall low level of risk under the NPS-NH matrix.</p> <p>Landslip</p> <ul style="list-style-type: none"> • Site wide: As the landform is generally near level to gently sloping, slope instability is not anticipated. CMW Geosciences identify the likelihood of this event to be rare, with a consequence level of 4 (major). This is considered to result in an overall medium level of risk under the NPS-NH matrix. No mitigation is required and existing and residual risks are the same. <p>Active faults</p> <ul style="list-style-type: none"> • Site wide: The nearest active fault is approximately 5 kilometres from the site. CMW Geosciences identify the likelihood of this event to be rare, with a consequence level of 5 (catastrophic). This is considered to result in an overall medium level of risk under the NPS-NH matrix. No mitigation is required and existing and residual risks are the same. <p>Liquefaction</p> <ul style="list-style-type: none"> • Site wide: Results indicate that liquefaction may occur in some soil layers during a ULS earthquake event. In the ultimate limit state earthquake cases, the liquefaction results indicate a high risk of liquefaction occurring at the site. Mitigation measures include the incorporation of specific foundations (TC2). Following mitigation, CMW Geosciences identify the residual likelihood of this event to be moderate, with a residual consequence level of 2 (minor). This is considered to equate to a likelihood level of ‘possible’ and an overall medium level of risk under the NPS-NH matrix. 		
<p>Policy 2: Natural hazard risk associated with subdivision, use and development must be managed using an approach that is proportionate to the level of natural hazard risk.</p>	<p>The mitigation measures proposed to address flooding and liquefaction risks are considered to be proportionate to the level of natural hazard risk that is present. These mitigation measures have been informed by technical site-specific assessment.</p>		
<p>Policy 3: Where subdivision, use or development is assessed as having very high natural hazard risk, that risk must be avoided.</p>	<p>Not relevant. As outlined above, subdivision, use, and development have not been assessed as having very high natural hazard risk.</p>		
<p>Policy 4: Where subdivision, use or development, including any associated mitigation measures, will create or increase significant natural hazard risk on</p>	<p>Not relevant. The proposed subdivision, use, and development will not create or increase significant natural hazard risk on other sites and all existing natural hazard risks can be appropriately mitigated. As outlined in the SMP, a range of stormwater management solutions are proposed to address flood management for both 10-</p>		

	Ashbourne Residential Development	Ashbourne Retirement Village	Ashbourne Solar Farms
other sites, that risk must be avoided or mitigated using an approach that is proportionate to the level of natural hazard risk.	YR and 100-YR rainfall events within the Ashbourne Development site, including in particular the proposed Greenway. Overall, post-development flows associated with the proposed Ashbourne Residential and Retirement Village activities will be mitigated to 80 per cent of pre-development flows at 100-YR events.		
Policy 5: Natural hazard risk assessment and decisions must be based on the best available information and must be made even when that information is uncertain or incomplete.	The assessment of natural hazard risk for Ashbourne has been informed by flooding information held by Waikato Regional Council as well as recent site specific technical reporting prepared by Maven and CMW Geosciences. Additionally, the assessment has also been informed by significant groundwater and hydrological investigations to ensure a reasonable assessment of ground soakage has been taken into account when assessing the impact of flooding on the proposed development. Collectively, this is considered to be the best available information for the Ashbourne site.		
Policy 6: The potential impacts of climate change to at least 100 years into the future must be considered.	The stormwater modelling undertaken by Maven as well as the preparation of the SMP have been informed by sensitivity scenarios under future climate change conditions, including the 2081-2100 RCP8.5 climate change scenario.		
National Policy Statement for Infrastructure 2025			
<p>Objective</p> <p>(1) The objective of this National Policy Statement is to:</p> <p>(a) ensure the national, regional and local benefits of infrastructure are provided for;</p> <p>(b) enable infrastructure to support the social, economic and cultural wellbeing of people and communities and their health and safety;</p> <p>(c) enable infrastructure to support the development and change of urban and rural environments to meet the diverse and changing needs of present and future generations;</p> <p>(d) ensure infrastructure is well-functioning, resilient and compatible, as far as practicable, with other activities; and</p>	<p>The Ashbourne Residential Development and Ashbourne Retirement Village include development supporting infrastructure activities. The infrastructure activities include both new reticulated networks proposed to vest as well as on-site servicing solutions.</p> <p>The proposal is considered to be in keeping with the objective of the NPS-I. In particular, the proposed infrastructure will support development and contribute to the social and economic wellbeing of people and communities as well as their health and safety, has been appropriately designed to be compatible with the proposed activities and surrounding environment, and will be delivered in a timely manner that is coordinated with the proposed activities.</p>	<p>The NPS-I is not applicable to the Ashbourne Solar Farms – refer to the NPS-REG below.</p>	

	Ashbourne Residential Development	Ashbourne Retirement Village	Ashbourne Solar Farms
(e) ensure infrastructure is delivered in a timely and efficient manner while managing adverse effects from or on infrastructure.			
Policy 1: Providing for the benefits of infrastructure			
(1) Decision-makers must ensure that the national, regional or local benefits of infrastructure, relative to any localised adverse effects on the environment, are recognised and provided for.	As outlined above, the proposal includes development supporting infrastructure which will realise a number of local benefits, including in particular:		The NPS-I is not applicable to the Ashbourne Solar Farms – refer to the NPS-REG below.

	Ashbourne Residential Development	Ashbourne Retirement Village	Ashbourne Solar Farms
<p>(2) Decision-makers must recognise that the benefits of infrastructure include:</p> <p>(a) providing for the social, cultural and economic wellbeing of present and future generations;</p> <p>(b) creating, supporting and enhancing well-functioning urban and rural environments;</p> <p>(c) supporting sufficient development capacity to meet demand for housing and business land;</p> <p>(d) providing services that are essential to support human life and the development, growth and functioning of districts, regions, New Zealand and the economy;</p> <p>(e) helping to protect and restore the natural environment;</p> <p>(f) supporting New Zealand’s emissions reduction targets and mitigating the effects of climate change; and</p> <p>(g) reducing the risks from, and improving resilience to, natural hazards and climate change.</p>	<ul style="list-style-type: none"> • Providing for the social and economic wellbeing of people and communities as well as their health and safety, in particular future residents; • Supporting sufficient development capacity for the proposed residential activities, which will contribute to meeting demand and capacity shortfalls for housing and retirement living opportunities within the district; and • The proposed residential activities will in turn contribute to creating a well-functioning urban environment, as outlined in Appendix 4K and Appendix 5N of the application, and Attachment 22 of the Applicant’s s55 response. 		
<p>Policy 2: Operational need or functional need of infrastructure to be in particular locations and environments</p>			
<p>(1) Decision-makers must recognise that infrastructure may have an operational need or functional need to operate in, be located in, or traverse particular locations and environments.</p>	<p>In this case, the proposed infrastructure has an operational and functional need to locate within the Ashbourne site. In particular the proposed infrastructure strategy will provide for the effective and efficient operation of development supporting infrastructure.</p>	<p>The NPS-I is not applicable to the Ashbourne Solar Farms – refer to the NPS-REG below.</p>	

	Ashbourne Residential Development	Ashbourne Retirement Village	Ashbourne Solar Farms
<p>(2) Decision-makers must recognise that the operational need or functional need of infrastructure includes, but is not limited to, the need to:</p> <ul style="list-style-type: none"> (a) provide services to people and communities in a timely, effective and efficient manner; (b) operate effectively and efficiently as linear and/or interconnected infrastructure networks within and across district and regional boundaries; (c) access or connect to particular natural or physical resources, including other infrastructure; (d) be accessible so infrastructure activities can be undertaken effectively and efficiently; (e) locate where the services are required, including in areas at risk to natural hazards, whether the infrastructure has been spatially identified in advance; and (f) manage risks from natural hazards. 			
<p>Policy 7: Assessing and managing the effects of proposed infrastructure activities</p>			
<p>(1) When assessing and managing the effects of infrastructure activities, decision-makers must:</p> <ul style="list-style-type: none"> (a) have regard to the extent to which adverse effects have been avoided, remedied or mitigated through the selection of the route, site or method of undertaking the work; 	<p>All proposed infrastructure required to service the Ashbourne Residential Development and Ashbourne Retirement Village is located within the site. The infrastructure has been appropriately designed and sized to accommodate the proposed activities, and its location and scale is considered to be in keeping with infrastructure networks anticipated to service residential developments of this nature. The design and siting of above ground infrastructure as well as the landscaping strategy e.g., the proposed greenway, will also ensure potential visual and amenity effects can be avoided and mitigated. It is therefore considered that effects can</p>		<p>The NPS-I is not applicable to the Ashbourne Solar Farms – refer to the NPS-REG below.</p>

Barker & Associates

+64 375 0900 | admin@barker.co.nz

Kerikeri | Whangārei | Warkworth | Auckland | Hamilton | Cambridge | Tauranga | Havelock North | Wellington | Christchurch | Wānaka & Queenstown

	Ashbourne Residential Development	Ashbourne Retirement Village	Ashbourne Solar Farms
<p>(b) consider the technical and operational requirements and constraints of infrastructure activities;</p> <p>(c) take into account the extent to which the effects of the infrastructure activities are different in scale, intensity, duration and frequency from the effects of existing infrastructure;</p> <p>(d) take into account relevant international standards (that are recognised or used in New Zealand), national standards and recognised best practice standards and methodologies to assess and manage adverse effects; and</p> <p>(e) ensure that the mitigation measures and consent conditions are proportionate to the scale of adverse effects generated by the activity.</p>	<p>be appropriately avoided and mitigated and contained within the boundaries of the site.</p>		
<p>Policy 9: Managing the effects of new infrastructure and major upgrades</p>			
<p>(1) Decision-makers must enable new infrastructure or major upgrades of existing infrastructure activities in all environments.</p>	<p>The proposal includes new infrastructure that will support urban development within and adjacent to Matamata.</p>		<p>The NPS-I is not applicable to the Ashbourne Solar Farms – refer to the NPS-REG below.</p>
<p>(2) Where infrastructure activities are proposed to locate in or are likely to have adverse effects on environments and values provided for in section 6 of the Act, the provisions of this policy must be read alongside other relevant national direction, regional policy statements and regional and district plans.</p>	<p>In this case, the proposed infrastructure activities are not proposed to locate in, or are likely to have adverse effects on environments and values identified under section 6.</p>		

	Ashbourne Residential Development	Ashbourne Retirement Village	Ashbourne Solar Farms
(3) Where (2) does not apply, the adverse effects of new infrastructure and major upgrades must be, where practicable, avoided, remedied or mitigated.	As outlined above and in the Volume 4 and 5 AEE Reports and supporting technical reports, the proposed infrastructure will avoid and mitigate the potential adverse effects on the environment.		
National Policy Statement for Renewable Electricity Generation			
<p>Objective:</p> <p>(1) The objective of this National Policy Statement is to:</p> <p>(a) ensure the national, regional and local benefits of REG are provided for;</p> <p>(b) enable REG capacity and output to significantly increase;</p> <p>(c) enable REG to support the social, economic and cultural wellbeing of people and communities, and for their health and safety;</p> <p>(d) enable REG to provide greater security of electricity supply and resilience to supply disruptions to all people and communities;</p> <p>(e) enable REG to support achieving New Zealand’s emission reduction target and implementation of the emissions reduction plan under the Climate Change Response Act 2002; and</p> <p>(f) ensure REG is developed and operated in a safe, efficient and effective manner while managing the adverse effects from or on REG activities.</p>	The NPS-REG is not applicable to the Ashbourne Residential Development.	The NPS-REG is not applicable to the Ashbourne Retirement Village.	The Ashbourne Solar Farms are considered to be consistent with this objective. As assessed in Appendix 3K of the application, the proposal includes the construction and operation of a solar farm across two sites and will provide for a new source of renewable electricity generation and realise the regional and local benefits of renewable electricity generation as recognised under the Objective.
Policy A: National significance and benefits of renewable electricity generation			
(1) Decision-makers on REG activities must recognise and provide for the national significance	As assessed in Appendix 3K of the application, the proposal will		

	Ashbourne Residential Development	Ashbourne Retirement Village	Ashbourne Solar Farms
<p>and the national, regional and local benefits of REG activities.</p> <p>(2) Decision-makers must recognise that the benefits of REG activities include:</p> <p>(a) avoiding, reducing and displacing greenhouse gas emissions;</p> <p>(b) contributing to the security, resilience and independence of electricity supply at local, regional and national scales through diverse REG sources and electricity storage in diverse locations;</p> <p>(c) providing for the social, economic and cultural wellbeing of people and communities and for their health and safety;</p> <p>(d) using renewable rather than finite sources of energy;</p> <p>(e) avoiding reliance on imported and domestic fossil fuels for the purposes of generating electricity;</p> <p>(f) the temporary and reversible nature of adverse effects on the environment of some REG technologies;</p> <p>(g) reducing electricity losses by locating REG activities close to electricity demand and existing electricity networks; and</p> <p>(h) reducing adverse effects by:</p> <p style="padding-left: 20px;">(i) co-locating REG with other appropriate REG assets and activities</p>	<p>The NPS-REG is not applicable to the Ashbourne Residential Development.</p>	<p>The NPS-REG is not applicable to the Ashbourne Retirement Village.</p>	<p>establish a new source of renewable electricity generation with associated regional and local benefits identified in Policy A(2), including:</p> <ul style="list-style-type: none"> • Avoiding and reducing greenhouse gas emissions; • Contributing to the resilience and independence of local and regional electricity supply; • Using renewable sources of energy rather than finite sources; • Avoiding reliance on fossil fuels for electricity generation; and • Ensuring that the potential adverse effects of the proposed solar farms are minimised, including through the design and location of the solar farms and the inclusion of landscaping and planting.

	Ashbourne Residential Development	Ashbourne Retirement Village	Ashbourne Solar Farms
and other appropriate infrastructure and activities; and (ii) locating REG activities to minimise adverse effects on other activities.			
Policy B Considering cumulative gains and losses of renewable electricity generation capacity			
(1) Decision-makers on REG assets and activities must recognise and provide for the importance of: (a) enabling cumulative increases of REG capacity and output at any scale and any location, including small-scale and community-scale REG assets and activities; and (b) avoiding, where practicable, any overall or cumulative losses of REG capacity and output from a region or district or existing REG assets and activities.	The NPS-REG is not applicable to the Ashbourne Residential Development.	The NPS-REG is not applicable to the Ashbourne Retirement Village.	As set out in the economic commentary included as Appendix A in the response to Minute 8, the proposed solar farms will create a new source of renewable energy generation, and will contribute to an overall cumulative increase of renewable energy capacity, estimated at the equivalent to the electricity needs of circa 6,900 households.
Policy F: Enabling and managing the effects of REG assets and activities on the environment			
(1) Decision-makers must enable REG assets and activities in all locations and environments.	The NPS-REG is not applicable to the Ashbourne Residential Development.	The NPS-REG is not applicable to the Ashbourne Retirement Village.	With respect to Policy F1 and the proposed location of the Ashbourne Solar Farms, it is noted that the site is suitable for the proposed activity as it is a large expansive piece of land and relatively flat in topography
(2) Where REG assets and activities are proposed to locate in or are likely to have adverse effects on environments and values provided for in section 6 of the Act, the provisions of this policy must be read			In this case, the proposed solar farms are not proposed to locate in, or are likely to have adverse

	Ashbourne Residential Development	Ashbourne Retirement Village	Ashbourne Solar Farms
alongside other relevant national direction, regional policy statements and regional and district plans.			effects on environments and values identified under section 6.
(3) Where (2) does not apply, the adverse effects of REG assets and activities must be, where practicable, avoided, remedied or mitigated.			As set out in the Volume 3 AEE and supporting technical reports, the proposal will avoid and mitigate the potential adverse effects on the environment.
(4) Decision-makers must have particular regard to the use of adaptive management measures.			The Ashbourne Solar Farms do not incorporate adaptive management measures as the potential adverse effects on the environment are considered to be well understood and the assessment of those effects is contained in the AEE.
(5) When considering any residual adverse effects of REG assets and activities that cannot be avoided, remedied or mitigated, decision-makers shall have regard to offsetting measures or environmental compensation, including measures or compensation that benefit the local environment and community affected.			Based on the assessment of effects in the AEE, it is considered that the Ashbourne Solar Farms will not create any residual adverse effects that cannot be avoided, remedied, or mitigated. Accordingly, offset and compensation measures are not required.