

File ref: FTAA-2507-1087

6th November, 2025

Fast Track Team

To Whom It May Concern,

Re: Ashbourne Substantive Application, Matamata Development, File ref: FTAA-25071087

We are writing to express our strong opposition to the proposed development project by Matamata Development Limited in Matamata. While we understand the need for progress and development, we believe this project poses significant risks and adverse consequences to our community, environment, and way of life.

We're writing as everyday people, not planners or experts. We live in Eldonwood, and we came here after going through a really difficult time in our family. A place to raise our children in a safe and peaceful area. We needed somewhere quiet and gentle — somewhere where the natural environment helps you breathe again. This place gave us that. It has been a sanctuary, a healing space, and a community built on peace. That's why it's so hard for us to say how deeply worried we are about the Ashbourne development proposal.

Eldonwood isn't a big place — it's just seventy homes with lots of trees, birdsong, open space, and calm. It was designed to feel like a garden village, not a suburb. The quiet is not just "nice to have" — it's the reason we are able to live well.

The Ashbourne proposal would change all of that completely.

More than 500 houses, a shopping hub, a retirement village with over 200 units, and even solar farms — all right next to us. Even without a direct road connection, something that big would totally change the character of this whole area. It would bring noise, lighting, construction for years, and constant movement. The open views and gentle soundscape that make Eldonwood what it is would be gone.

We're not against growth. We know towns need to evolve. But this development is just too large, too intense, and too close. It doesn't fit the land, the infrastructure, or the quiet nature of this side of Matamata. The pipes, stormwater systems, and wastewater plant here just aren't ready — and the emotional and social effects on our community would be real and lasting.

One of the primary reasons we oppose this development is the potential environmental harm it may cause. The land is low lying and development on this land and with any natural occurrence there is a real possibility of liquefaction. Additionally, concerns about water runoff, waste management, air pollution, or other environmental factors.

Another major concern is the impact this development will have on the local community. Matamata already has significant infrastructure issues, such as traffic congestion, strain on public services, wastewater etc. The area around Station Road, Smith Street and the five schools/daycares in the 100-meter radius is already a nightmare with frequent near misses that must be first addressed before any more pressure is put on that area. If not, there will be a fatality and once again the community will be chasing its tail to fix it, too late and at the greatest cost of someone's life. This community has already lived this horrendous ordeal, and we are sure allowing this development to happen will make this another reality. The influx of new residents or businesses could strain existing infrastructure and lead to a deterioration in the quality of life for current residents.

Matamata has numerous care facilities/subdivisions. Many of these are nowhere near at compacity. There is absolutely no need or desire for more by the people of this community.

We strongly urge you to reconsider moving forward with this development in its current form. Instead, we call for a thorough environmental impact assessment, more public consultation, and a revaluation of the plans to ensure that the community's well-being is prioritized. It is essential that we strike a balance between development and the preservation of our town and quality of life.

Thank you for your attention to this matter. We trust that you will take into account the concerns of the residents and make a decision that is in the best interests of our community and the environment, as this is the interest of any development not just the financial gain.

Sincerely,

[Redacted signature block]