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Ashbourne Development (Submission [REDACTED])

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**Date** Mon 10/11/2025 1:39 PM

**To** FastTrack Substantive <Substantive@fasttrack.govt.nz>

 1 attachment (106 KB)

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To whom it may concern:

I am writing to strongly oppose the proposed large-scale residential housing development planned for our small rural town. While I understand the need for housing across the country, this development is not appropriate for our area and would place unsustainable pressure on already strained resources and infrastructure.

Our town simply cannot absorb the influx of residents that an additional 500+ homes (plus further retirement village units) would bring. Our community is already facing critical shortages in several key areas:

**1. Infrastructure Overload**

Our roads, water systems, and public utilities were not designed to handle this level of growth. Without significant upgrades—which have not been detailed or guaranteed—this development will push infrastructure past breaking point.

**2. Health Services at Capacity**

Our local medical centre has already been forced to introduce a triage system for acute cases due to demand. Wait times for routine GP appointments are up to two weeks. Additional residents will further erode access to basic healthcare.

**3. Education Shortages**

Our schools are under immense pressure. Class sizes are growing, and we don't have enough teachers. Even daycare centres have waitlists stretching over a year. Adding hundreds more families will only worsen this situation and compromise the quality of education for existing residents.

**4. Police and Emergency Services**

We already have limited police and emergency services coverage. An increase in population without a proportional increase in support staff will place our safety and wellbeing at risk.

**5. Employment Concerns**

This development brings no clear plan for job creation. In a rural area with limited employment opportunities, how are families meant to support themselves? Encouraging population growth without economic infrastructure is irresponsible planning.

**6. Loss of Lifestyle and Character**

Existing residential developments like Eldonwood and Highgrove were marketed and sold as

executive living, with peaceful, rural outlooks. High-density housing will dramatically alter the character of these neighbourhoods and devalue their properties. The unique rural identity of our town is being eroded with no regard for those who already call it home.

#### **7. No Housing Shortage Evidence**

Contrary to what may be assumed, our town is not currently experiencing a shortage of housing. Adding more properties risks oversupply, particularly when infrastructure to support them does not exist.

In summary, this proposed development is out of scale, out of touch with local needs, and out of line with sustainable rural community planning. I urge you to reconsider or halt this proposal until such a time as meaningful investment is made into the core services and infrastructure that would make it viable—if ever.

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