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**Ashbourne, FTAA-2502-1006**

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**Date** Sun 9/11/2025 7:19 PM

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

 3 attachments (364 KB)

thumbnail\_IMG\_3542.jpg; thumbnail\_IMG\_5757.jpg; thumbnail\_IMG\_5804.jpg;

1. Contact Details

First Name - Martin

Last Name - Althuisen

[REDACTED]  
[REDACTED]  
[REDACTED]

2. Availability for your emails.

YES - I can receive emails and my email address is correct.

Submission - Comments

**Introduction.**

My wife and I purchased our 'Eldonwood' home in August 2024, for lifestyle living in keeping with the 'Founding Vision', (Constitution) for Eldonwood', offering a quiet rural setting within the concept of an English Country Hamlet. The private road, and pathways, lined with mature trees and plantings, offers an innovative alternative to conventional subdivisions, with 64 homes already well established on their generously sized sections. Each homeowner is a member of the Eldonwood Residents Association Inc, which is appointed to manage the collective interests of all the common facilities including the private road.

On the 30/05/25 we received an unaddressed plain envelope in the letter box, which upon reading revealed stunning news about the plan to build 500 plus houses on the land immediately alongside Eldonwood; part of which borders directly on our property. This proposed new development in no way

reflects the concepts and vision of the quiet and safe rural environment in which Eldonwood was founded.

### **Concerns With The Proposed Development**

Following our receipt of the advice concerning the proposed development I made enquiries with the local Council, the Regional Council, the Residents Association, neighbours and many other members of the community. For a development of this size, I was shocked to learn that much of the groundwork pertaining to the proposal has been conducted in secret without any advice or consultation to the community.

The most concerning information I found on the FastTrack website, was finding a 'Deed of Assignment', between the 'Founding Member' of Eldonwood, namely 'Eldonwood Limited' and 'Matamata Developments'.

This agreement dated 31/10/2024, is to assign all the 'Founding Member Rights of Eldonwood to the developers and the agreement is an integral part of the completed land deal proposals.

This is a significant concern for the residents of Eldonwood, as that agreement will give the developer ideas about the use of Eldonwood common facilities to assist his development. Probably the main concern is the use of the private road/right of way, which is the main thoroughfare for Eldonwood, and along with the pathways, lighting, gardens, and trees, are maintained by the Residents Association, by way of levies from all the homeowners.

The road, pathways, garden and common areas comprise to form 'Lot 100 Deposited Plan 380025' on 'Certificate of Title 320654', with the ownership registered to 'Eldonwood Precinct Limited'. I do have concerns about any future change of ownership for this lot, as Eldonwood Precinct Limited is 100% owned by 'Eldonwood Limited', who are the company selling the neighbouring land and assigning the founding member rights, to the developer.

We have not received any communication or advice from the Founding Member concerning the land sales involved in the proposal, or the Assignment of Rights. To us this displays a callous disregard for the residents' needs and expectations. We imagine that this is all part of the significant financial gain that the Founding Member is likely to receive as a result of the success of the proposal. This is of course at the expense of many residents' enjoyment of their properties and the reduction in the value of those properties.

### **Is there a need for this development?**

Matamata already has five subdivisions, and these are: - Pippins Developments (Stages 1&2), Ancroft Developments (Stage 2), Maea Fields, Peakedale, Highgrove and Ballina. It should be noted that Ballina (photo 1 attached) is at this time dormant, and you will see from the photo that earthworks have created an unsightly view from the adjoining properties. There has been no progress with this subdivision over last four years.

I understand, from local real estate agents, that there are currently over 500 lots ready to be sold/ built upon from those combined subdivisions excluding Ballina of course.

So, such is my belief that there is no need for this development as the housing market is well catered for. COUNCILS ARE ELECTED BY THE PEOPLE THEY SERVE AND KNOW THEIR REGIONS BEST.

The District Council has significant planning in place, on the eastern side of the town, to accommodate proposed growth for the next 10 - 15 years. The community has many other infrastructure needs that

need to be improved and developed for the growth of the town. For example, The Medial Centre, the local hospital, main street parking and traffic management.

### **Additional Concerns**

- **Roading/Intersections.** - The use of Station Road as the main thoroughfare. This road is already hazardous in that it services three schools, a large new sports stadium. The road intersections to exit Station Road have congestion problems, now, particularly with S.H 27, and an exit to Smith Street adjoining at Peria Road.
- **Stormwater issues** - high water tables contribute to flooding, including some areas not showing on district plans as flood zones. (See Photos 2&3) attached. The proposed diversion of water to the Waitoa Stream will add significant flooding downstream. I note that the Waikato Regional Council expressed concerns about this in their report to the Fast-Track Referral Committee in April 2025
- **Water Supply** - Current water supplies to this area come from the eastern side of the town of Matamata, and I believe the current capacity is running at maximum. If the development were to proceed then there would be an additional cost for a new water pipeline and its installation underneath the railway track.
- **Sewerage Disposal** - Like above - I believe the treatment station is on the eastern side of town.
- **Disruption, traffic hazards, dust and noise pollution** to residents, during development.
- **Solar farm** - issues for neighbours, as these can release toxic materials turning previously productive land into contaminated unproductive land, not to mention unsightly.
- **Erosion of high value farmland.** New Zealand needs to produce FOOD. You can't do this in a concrete jungle of a subdivision, don't re-zone this highly productive land.

### **Conclusion.**

The Waikato Regional Council has stated in its report of April 2025 that the housing needs for Matamata are catered for in the short and medium terms, this means that the development does not align with market needs. Matamata lacks the necessary infrastructure, such as proximity to jobs, transport links and amenities.

The proposed development has been strategically managed over the past two - three years to fit into a 'FastTrack' process. To avoid the scrutiny of the Councils and a thorough public consultation.

The developers have set up companies, and promoted development with no history, to qualify their planning, their company profile even outlines that they do not do construction. Tracking through the various company names, one can see the names of the different directors and shareholders, leading to offshore interests, and funded by offshore money, I suggest, are involved for a speculative financial gain. At our expense.

I ask the Panel to give serious consideration to the issues mentioned above, and decide, appreciating the interests and needs of the community of Matamata, I suggest a fairer option would be to refer the proposal back to the District Council for review.





