

## **Our Comment on the Ashbourne Substantive Application**

**FTAA-2507-1087**

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### **Executive Summary**

This submission opposes the Ashbourne Substantive Application in its entirety, on the grounds of scale, infrastructure inadequacy, and incompatible land-use intensity.

The proposed development — comprising more than five hundred residential dwellings, a commercial hub, a 218-unit retirement village, and two solar farms — represents a ten-fold increase in activity compared with Eldonwood's existing pattern of development. Even without direct vehicular connection to Eldonwood, the project's scale, density, and proximity would irreversibly alter the quiet, landscape-led character of this area, contrary to both its design purpose and the One Network Framework's definition of local streets as low-volume, people-focused environments.

Eldonwood was conceived as New Zealand's first Garden Village: seventy-five homes across 21.5 hectares designed around green corridors, architectural harmony, and restorative calm. Many residents, including ourselves, chose this place to recover from loss and to live in peace surrounded by nature. The Ashbourne proposal threatens that sanctuary.

The development, as currently framed, fails to:

- Demonstrate adequate infrastructure capacity (stormwater, wastewater, transport).
- Protect residential amenity, safety, and health, particularly for older residents.
- Align with the Waikato Regional Policy Statement, Matamata-Piako District Plan, and Resource Management Act's purpose of sustainable management.
- Address cumulative effects across traffic, environmental, and social domains.

We therefore respectfully request that the Fast-Track Expert Panel decline the Ashbourne Substantive Application in its entirety.

Eldonwood stands as a model of how design, environment, and community values can coexist. We ask that this vision be preserved — for the wellbeing of those who live here and the integrity of Matamata's future growth.

### **1. Introduction and Personal Context**

We retired to Eldonwood after a deeply personal family tragedy. Following great loss, we sought peace, safety, and the quiet comfort of nature — a place to heal and rebuild our lives. Eldonwood offered exactly that: a haven of tranquillity, community, and care, where the environment and architecture work together to restore calm.

It is in this context — as residents who came here for recovery, not conflict — that we express our profound concern about the scale and nature of the proposed Ashbourne development.

We chose Eldonwood precisely because of its peace, safety, and distinctive landscape. This was not merely a change of address; it was a refuge. Eldonwood was conceived as New Zealand's first Garden Village — seventy-five homes across twenty-one and a half hectares, designed in the tradition of an English country hamlet. It is a carefully balanced, low-impact community that values privacy, architectural harmony, and the preservation of natural surroundings.

While we acknowledge that vehicle access for the Ashbourne proposal is now proposed elsewhere, our concerns remain substantial. The magnitude and intensity of Ashbourne — in scale, density, and land-use mix — are wholly inconsistent with the rural-residential and lifestyle character of Eldonwood and its surroundings.

By contrast, the Ashbourne proposal represents a vastly different scale and intensity:

- ~520 new residential dwellings
- A full commercial hub
- A retirement village (~218 units + care facilities)
- Two solar farms to service the new community.

Residents were not meaningfully consulted at any stage of concept development or fast-track nomination, contrary to the principles of early engagement promoted in section 18 of the Fast-Track Approvals Act 2024.

While we acknowledge the need for thoughtful growth, this magnitude of expansion is wholly inconsistent with the established character and infrastructure of this side of Matamata.

## **2. Character of Eldonwood**

Eldonwood is New Zealand's pioneering Garden Village: seventy-five homes across 21.5 hectares, designed in the spirit of an English country hamlet. Its plan celebrates open green space, mature planting, and architectural harmony — a model of how landscape and built form can coexist in balance. It is a lifestyle precinct, not a suburban subdivision.

That design ethos — its rhythm of calm and green — is the reason so many of us chose to live here. The community's layout, generous setbacks, and planting corridors create both privacy and visual continuity. Eldonwood nurtures mental and emotional wellbeing through space, light, and quiet.

The proposed Ashbourne intensification immediately beside our boundary would shatter that equilibrium. Rows of compact housing, hard paving, and artificial lighting would sit in stark contrast to Eldonwood's garden scale and open horizons. The absence of a transitional buffer between a low-density lifestyle zone and a high-density residential complex is not good planning — it replaces soft landscape edges with a hard urban wall.

Heavy construction and through-traffic would compound this impact, but even once built, the permanent loss of spaciousness, outlook, and privacy would irreversibly change what Eldonwood was created to protect: a tranquil, landscape-led community at the rural edge of Matamata.

## **3. Scale and Impact of the Ashbourne Proposal**

At ~125 hectares, Ashbourne represents a ten-fold intensification of density and activity compared with Eldonwood. A project of this magnitude on limited infrastructure threatens profound consequences for traffic, safety, amenity, and environmental quality.

## **4. Scale, Intensity, and Interface Impacts**

Even without any direct road connection, the Ashbourne site lies in immediate proximity to Eldonwood. The shift from open green outlooks to dense built form, continuous lighting, and elevated background activity would irreversibly alter the landscape and sensory environment that define this community's wellbeing and amenity.

The magnitude of the proposed development introduces a level of density and urban character foreign to Eldonwood's garden-village identity.

### **4.1 Loss of Tranquillity and Amenity**

Eldonwood's defining feature is peace — its low noise levels, natural light, and restorative calm. The introduction of a major urban precinct immediately beside our boundary will generate continuous ambient noise from daily activity, mechanical plant, and construction. Such disturbance erodes the restorative quality that many residents, including older people and those recovering from loss, depend upon. For those who came here to heal, this represents not inconvenience but the loss of safety, peace, and dignity.

### **4.2 Lighting and Night-Sky Effects**

Eldonwood was deliberately designed with low-lux, warm lighting to preserve both night-sky visibility and circadian health. The Ashbourne proposal would introduce far greater and more continuous illumination from streets, signage, and building security systems. Spill light, reflection, and sky-glow would transform Eldonwood's evening environment, disorienting birds and insects and diminishing residents' ability to enjoy the darkness and serenity that are hallmarks of this community.

### **4.3 Health and Wellbeing Implications**

Increased background noise and visual intrusion are recognised health stressors. The World Health Organization identifies chronic exposure to environmental noise and light pollution as contributors to cardiovascular disease, sleep disruption, and anxiety. Even without direct traffic, the cumulative sensory load from an urban-intensity development on Eldonwood's boundary will adversely affect the physical and mental wellbeing of residents.

### **4.4 Construction-Period Disruption**

During several years of construction, Eldonwood residents will experience heavy-vehicle movement nearby, early-morning machinery start-ups, vibration, dust, and glare from site lighting. These prolonged disturbances will compromise the quiet enjoyment of property and the sense of security that Eldonwood was built to provide.

### **4.5 Infrastructure and Flooding Vulnerability**

NIWA and Waikato Regional Council identify the Waitoa–Piako catchments as flood-prone and environmentally sensitive. Additional impervious surfaces from more than five hundred lots, roads, and paved courtyards will intensify runoff, degrade stream health, and heighten downstream flooding risk. The substantial infrastructure strain and associated cost will potentially be borne by existing residents and ratepayers. Even absent direct connection, the additional vehicle trips generated by more than five hundred dwellings will inevitably place pressure on Station Road and local

intersections already constrained by school, industrial, and commuter traffic, further compounding safety, and congestion risks on this side of Matamata.

#### **4.6 Environmental Quality and Amenity Loss**

Peer-reviewed research confirms that increasing urban density and noise reduce tree health, bird richness, and restorative soundscapes. Eldonwood's mature planting and wildlife are integral to its landscape identity; their degradation would represent a permanent amenity loss. Near-boundary construction, glare, and mechanical vibration would further compromise soil health and canopy stability.

#### **4.7 Air-Quality and Glint-and-Glare Concerns**

Even absent heavy traffic, ongoing construction, building services, and the proposed solar-farm installations will emit particulate matter and reflected light. Without detailed glint-and-glare analysis and dust-suppression measures, both driver visibility on adjacent roads and the comfort of neighbouring residents will be affected.

#### **4.8 Mismatch Between Place and Function**

Planning frameworks distinguish lifestyle and rural-residential environments from suburban or commercial forms. Locating a high-intensity, mixed-use precinct directly beside a garden-village community conflicts with the Matamata-Piako District Plan's intent for this area. The transition from open landscape to urban block would visually and socially contradict the existing rural-residential culture.

#### **4.9 Social and Wellbeing Effects — The Humane Dimension**

Contemporary planning policy values *place* alongside *movement*. Evidence consistently shows that neighbourhoods buffered from urban intensity enjoy higher safety, health, and mental-wellbeing outcomes. For residents who chose Eldonwood as a setting of peace and recovery, safeguarding tranquillity is not sentiment — it is an evidence-based determinant of quality of life.

#### **4.10 Visual Dominance and Loss of Outlook**

The current boundary outlook features open fields, mature planting, and distant Kaimai views. The proposed dense housing and commercial structures would introduce elevated rooflines, fencing, and glare, block views and replacing green space with built form. This constitutes a permanent loss of visual amenity and landscape quality under the Resource Management Act's definition of "amenity values."

#### **4.11 Interface and Transition Failure**

Sound planning requires a graded transition between lifestyle and suburban environments. The Ashbourne design provides none. Lifestyle-scale properties would directly adjoin suburban and commercial lots, with inadequate landscape separation or acoustic buffering. The result would be conflict of character, loss of privacy, and diminished property values on both sides of the boundary.

#### **4.12 Cumulative Effects**

While each individual effect — lighting, construction noise, stormwater discharge, building bulk — might appear manageable in isolation, their combined influence would be profound. The cumulative outcome is a lasting transformation of the area's acoustic, visual, ecological, and emotional

environment: from tranquil garden landscape to suburban edge. Once those changes occur, they cannot easily be reversed.

Under the Resource Management Act 1991, cumulative and cross-boundary amenity effects are recognised matters of national importance under section 7(c) and (f), which require particular regard to the maintenance and enhancement of amenity values and the quality of the environment. These obligations are directly engaged by the Ashbourne proposal and underscore the need for its refusal in its entirety.

## **5. Environmental and Infrastructure Concerns**

### **Visual Amenity and Landscape Character**

Eldonwood's setting is one of its greatest assets. The estate was conceived as a landscape-led development, where architecture yields to open space, tree canopies, and long views toward the Kaimai Ranges. The visual rhythm — low-profile dwellings, green corridors, mature planting, and natural materials — creates an aesthetic calm that reinforces the community's restorative character.

Introducing large-scale development of urban intensity along Eldonwood's boundary would irreversibly alter that experience. Built density, earthworks, glare from lighting, signage, and commercial activity would disrupt the visual coherence that defines Eldonwood and erode the sense of openness and enclosure that residents deliberately sought.

Under both the Matamata-Piako District Plan and the Resource Management Act's definition of *amenity values*, the visual and sensory qualities of a place are integral to its environment. The proposed scale, earthworks, and light intrusion would diminish those values and compromise the design intent of New Zealand's first Garden Village. Once lost, those qualities cannot be effectively reinstated.

### **Impact on Fauna and Flora**

Eldonwood's open landscape and mature plantings sustain birdlife and flora that define its calm character. Over five hundred new homes and extensive hard surfacing would fragment habitats, alter hydrology, and replace the natural soundscape with mechanical noise. Continuous construction, vibration, and light pollution would displace species that currently thrive within the estate's canopy corridors.

### **Inadequate Infrastructure**

Matamata's eastern sector is constrained: water supply lies across the railway, and stormwater outlets discharge into the flood-sensitive Waitoa Stream. Without clear, proven capacity, the Ashbourne scheme risks compounding existing weaknesses with a resultant transfer of both cost and risk to existing residents and ratepayers.

The existing Matamata Wastewater Treatment Plant is already at full capacity and remains under upgrade until at least 2027. Even once completed, that upgrade is primarily to meet stricter environmental standards, not to provide new capacity for large-scale subdivisions east of the town. Connection of the proposed Ashbourne development would require major new infrastructure and consents beyond the current Council upgrade programme. In planning terms, wastewater capacity for this proposal is therefore neither available nor assured.

## **What the Community Stands to Lose**

Eldonwood is not merely a collection of seventy-five homes; it is a living landscape enjoyed by walkers, cyclists, and visitors from across Matamata. People come here precisely because it feels different — a peaceful enclave of gardens, mature trees, and birdsong that offers a sense of calm rarely found so close to town.

The proposed Ashbourne intensification would not simply adjoin Eldonwood; it would overshadow a valued public amenity that contributes to community wellbeing and identity. The serenity residents and visitors rely on — the gentle soundscape of trees and birds — would be replaced by mechanical noise, glare, and visual crowding.

## **Loss of Sanctuary and Tranquillity**

Eldonwood was designed as a low-impact residential environment where space, quiet, and safety underpin daily life. Converting the adjoining rural outlook into dense urban form would erode that sanctuary. Constant construction, lighting, and background movement will substitute peace with agitation, transforming a place of reflection into one of intrusion.

## **Erosion of Natural Character**

The open lawns, gardens, and canopy trees that give Eldonwood its distinct atmosphere also support abundant birdlife. Continuous vibration, emissions, and light spill will disturb these habitats and degrade the landscape's ecological function. What is now a restorative green corridor will become another urban edge.

## **Night-Sky and Lighting Impacts**

Eldonwood was deliberately designed with low-lux, warm-spectrum lighting to preserve both the night-sky experience and the circadian health of residents and wildlife. The Ashbourne proposal — with denser housing, commercial premises, and solar-farm infrastructure — would introduce vastly higher and more continuous lighting levels. Spill light, reflection, and security illumination would erase the darkness that defines Eldonwood's evening calm.

Excess artificial lighting not only disrupts sleep and wellbeing but also disorients nocturnal birds and insects. In planning terms, this is a loss of visual amenity and environmental quality that cannot be mitigated by simple screening. Eldonwood's low-light character is intentional and should be safeguarded, not overridden, by adjoining urban-intensity development.

## **Health, Sleep and Safety Compromised**

With major construction activity and ongoing urban operation come measurable health risks. Persistent background noise and light intrusion disrupt sleep, elevate stress levels, and diminish perceived safety — particularly for elderly residents. For those who chose Eldonwood as a place of recovery, such change represents more than inconvenience; it threatens the very conditions that sustain mental and physical wellbeing.

## **Infrastructure Pressure and Environmental Risk**

Stormwater, wastewater, and service networks on this side of Matamata already operate near capacity. Adding subdivision-scale impervious surfaces and demand will strain systems not designed for such

loads, increasing flood anxiety and downstream maintenance costs. This runs counter to the sustainable-management principles of the RMA and the infrastructure-sequencing intent of the Waikato Regional Policy Statement.

### **Community Identity and Wellbeing Diminished**

Eldonwood has become a local model of how design and landscape can work together to create peace and pride of place. If its quiet core is compromised by large-scale intensification, Matamata loses more than a tranquil neighbourhood — it loses a shared exemplar of liveable, restorative community design. The social and mental-health value that residents and visitors derive from this environment cannot be replicated once it is gone.

### **A Legacy at Risk**

This Garden Village was built as an example of balance between people and nature. Allowing dense development to encroach upon it would undo that legacy and break the promise of safety and dignity that underpins its creation.

### **Cumulative Effects**

Each component of the Ashbourne proposal — residential dwellings, commercial hub, retirement village, and solar installations interacting effects would be severe. The cumulative impact of adding more than five hundred new dwellings, large commercial facilities, years of construction, and intensified stormwater discharge to this already constrained part of Matamata would fundamentally alter the environmental and social baseline on which Eldonwood was established.

Under both the RMA and established planning case law, cumulative effects are a critical determinant of environmental sustainability. Even if individual effects can be partially mitigated, their totality — on amenity, landscape character, mental wellbeing, and ecological systems — would permanently erode the qualities that define Eldonwood's identity.

The proposal risks producing compounding and irreversible degradation across multiple domains. In professional planning terms, the environmental carrying capacity of this area has already been reached.

### **Case Study – Red Hills / Cardinal West - West Auckland**

When large-scale development outpaces infrastructure, hardship follows. In West Auckland's Red Hills / Cardinal West development, more than three hundred homes were occupied before wastewater pipelines were operational. Residents now endure odour issues, tanker-truck movements, and noise from temporary "tank farms." The situation has drawn national media coverage and public frustration. Local board members and councillors have called it a "wake-up call," vowing such sequencing will not be repeated.

That episode has become a cautionary precedent: community trust was eroded, developer reputation damaged, and political leaders have since insisted that no future development proceed without proven servicing capacity. The same risk exists here. Approving Ashbourne before full infrastructure verification would replicate precisely the pattern that Red Hills has shown to be unworkable and unacceptable.

## **6. Incompatibility with Lifestyle Zoning**

Eldonwood and neighbouring Highgrove are lifestyle zones specifically designed to preserve rural character and provide a minimal impact living environment. The Ashbourne proposal, by contrast, is suburban and commercial in both scale and function. Even without a direct road connection, its proximity and intensity would undermine the purpose of this zoning and transform a peaceful enclave into the edge of a high-density urban district.

### **Social and Cultural Cohesion Impacts**

Eldonwood's defining character is not only architectural — it is social. The neighbourhood was intentionally designed to foster respect, quiet living, and mutual care. Its layout encourages walking, neighbourly interaction, and informal oversight that makes the area feel safe and connected. People greet each other, tend gardens, and share public spaces in calm, unhurried rhythms. This sense of civility and dignity is central to why so many, including older residents and those recovering from loss, have chosen to make Eldonwood their home.

Introducing a high-density, mixed-tenure subdivision of the scale proposed at Ashbourne directly threatens this balance. The concern is not about who our future neighbours might be — it is about the form, scale, and intensity of development, and the social disruption that follows when an established lifestyle community is forced to coexist beside a dense urban environment.

The consequences for Eldonwood and the surrounding Matamata community would be tangible:

- 1. Loss of social cohesion.**  
A sudden population influx and continuous nearby activity would fragment the small-community ties that make Eldonwood work. Streets and walkways that once supported neighbourly connection risk becoming peripheral or transitional spaces.
- 2. Tenure instability and turnover.**  
High-density housing typically brings a greater mix of short-term or investor ownership. The resulting churn undermines the long-term relationships that underpin informal care networks for older residents and weakens the sense of belonging that sustains small communities.
- 3. Amenity conflict between lifestyles.**  
Eldonwood's social rhythm — quiet evenings, open gardens, shared paths — will clash with the busier patterns of a commercial hub and five hundred new dwellings nearby. Differing hours, lighting levels, and activity patterns will create friction at every boundary and steadily erode amenity for both sides.
- 4. Cultural mismatch of form and place.**  
Eldonwood and neighbouring Highgrove were created as lifestyle enclaves with strong landscape identity. The Ashbourne proposal introduces a suburban morphology — small lots, continuous lighting, hard boundaries — that visually and socially contradicts the existing rural-residential culture.
- 5. Perceived and actual loss of safety.**  
A sharp rise in nearby population density and unfamiliar foot traffic diminishes the sense of personal security that residents currently enjoy. For older people, even subtle increases in noise, glare, or movement can trigger anxiety and withdrawal from outdoor life.
- 6. Reputation shift — from haven to edge.**  
When a quiet neighbourhood becomes visually and acoustically associated with urban intensity, its reputation changes quickly. Eldonwood risks losing its identity as a garden village and becoming perceived as an outer suburb, reducing both pride and amenity value.
- 7. Overuse of shared spaces.**  
Parks and walkways designed for seventy-five households cannot comfortably serve several hundred additional users from an adjoining development. Crowding would erode the tranquillity and care residents take in maintaining these areas.

8. **Erosion of mutual-respect culture.**  
The social etiquette of small communities — greeting neighbours, managing noise, caring for presentation — is difficult to sustain amid rapid growth and high turnover. Courtesy gives way to avoidance, and informal community standards weaken.
9. **Rising stress and declining wellbeing.**  
Studies in environmental psychology confirm that visual crowding, loss of privacy, and loss of control over one's surroundings increase stress and reduce mental health. For many Eldonwood residents, peace and predictability are essential to daily wellbeing.
10. **Loss of social amenity as community capital.**  
The calm and courtesy that define Eldonwood are themselves social assets. Planning policy calls this *social amenity* — an intangible but vital quality that underpins safety and belonging. Once disrupted, it is extremely difficult to restore.
11. **Alienation of older and vulnerable residents.**  
The people most affected — retirees, widows, or those recovering from trauma — would feel displaced in their own homes. Increased background noise, light, and proximity to denser activity could lead to withdrawal from community life, reducing independence and mental health.
12. **Diminished community pride and stewardship.**  
Eldonwood has been cared for as a model of civility and landscape stewardship. If large-scale intensification encroaches upon it, the pride that sustains its upkeep and identity will inevitably weaken.

### **Property Value and Economic Amenity**

While property valuation is not the sole measure of wellbeing, Eldonwood's premium rests on its peace, safety, and garden-village setting. Those qualities directly influence buyer perception and market confidence. The transformation of its surrounding environment into a high-density precinct would erode that premium and depress relative property values within the estate, while diminishing Matamata's limited stock of low-density, high-amenity housing.

This impact is not confined to Eldonwood alone. The scale and intensity of Ashbourne would also change how the wider Matamata community interacts with this side of town. Eldonwood's open paths and gardens are used daily by local walkers and visitors who value its peace and greenery as part of Matamata's public identity. Turning the adjoining area into an urban edge would remove a beloved local amenity and diminish the town's overall sense of calm and wellbeing.

In social terms, the proposal risks replacing a living, interdependent community with a transient buffer zone — a place people look past, rather than connect with. For a development, whose stated aim is to "grow community," this would achieve precisely the opposite.

### **7. Emotional and Community Impact**

Eldonwood residents — many retired, semi-retired, or recovering from loss — have built their lives around stability, calm, and connection to nature. The uncertainty surrounding the Ashbourne proposal has already created distress, with residents expressing anxiety about noise, construction, safety, and the erosion of the very qualities that drew them here.

What stands to be lost is not abstract: it is the peace that allows people to rest, the safety that lets them walk freely, the quiet that makes sleep restorative, and the landscape that supports mental and emotional recovery. For those who came here to heal, these are not luxuries — they are essential foundations of wellbeing.

We are not opposing progress; we are defending balance. Eldonwood demonstrates that growth and grace can coexist when planning honours the people and the landscape that give a place its soul. To jeopardise that equilibrium in pursuit of expedience would be to undo years of careful community building and to disregard the human cost of losing peace, safety, and belonging.

## **8. Request for Consideration**

### **Our Position**

We do not support the Ashbourne proposal in its current or any comparable form. The development's scale, intensity, and sequencing are fundamentally incompatible with Eldonwood's established character, Matamata's existing infrastructure, and the wellbeing of its residents.

As proposed, it would overwhelm the landscape, endanger amenity, and permanently erode the social, environmental, and cultural values that define this part of Matamata. These are not minor or temporary effects — they would reshape the community fabric for generations.

We appreciate the clarification that vehicular or pedestrian access is no longer proposed via Eldonwood. However, this change alone does not address the broader issues of scale, infrastructure readiness, environmental sustainability, and loss of amenity that remain central to our opposition.

We therefore respectfully but unequivocally ask the Fast-Track Expert Panel to decline the Ashbourne Substantive Application in its entirety.

If any future development is ever contemplated in this area, it must start again from first principles — genuine community engagement, environmental restraint, proven infrastructure capacity, and the wellbeing of existing residents at its core. Progress should never come at the expense of peace, safety, or dignity.

Eldonwood was conceived and built as a sanctuary; we ask that it be protected as one.

### **Relief Sought**

We respectfully request that the Fast-Track Expert Panel:

1. Decline the Ashbourne Substantive Application in full, on the grounds that the proposal:
  - Conflicts with the purpose and principles of the Resource Management Act 1991.
  - Is inconsistent with the Waikato Regional Policy Statement, Matamata-Piako District Plan, and the Waka Kotahi One Network Framework.
  - Fails to demonstrate that adverse effects on amenity, safety, health, environmental quality, and infrastructure capacity can be avoided, remedied, or mitigated; and
  - Is incompatible with the established character, zoning intent, and lifestyle-area designation of Eldonwood and Highgrove.
  
2. If the application is not declined in full, we request that the Panel:
  - Ensure that no physical or functional connection between Ashbourne and Eldonwood is established, and that a permanent green buffer is implemented to protect the tranquillity, privacy, and environmental quality of Eldonwood.
  - Impose enforceable conditions ensuring that the mental-health, social-wellbeing, and environmental-amenity values of Eldonwood residents are fully protected; and

- Require the establishment of a planted green-belt buffer or equivalent open-space corridor along the shared boundary between Ashbourne and Eldonwood. This should incorporate:
  - i. Dense native planting, trees, and landscape screening to preserve privacy, reduce noise and light spill, and reinforce ecological connectivity; and
  - ii. Appropriate fencing, lighting controls, and CPTED-aligned design measures to ensure resident security while maintaining the rural-residential aesthetic.
- Require that this buffer be vested and maintained as a permanent green interface, of at least eight meters width along the entire boundary, preventing future vehicle or pedestrian connection or built encroachment.

We further ask that the Panel give full weight to the wellbeing obligations under section 5 of the Resource Management Act and the principles of the Fast-Track Approvals Act 2024 — both of which emphasise that development must enhance, not erode, the physical, social, and cultural wellbeing of people and communities.

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Corinne Bagur Imbert & Ian Hammond

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