

Submitted 7th Nov 2025 by email to:

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Submission to the Expert Panel

Ashbourne's Application for Fast Track Approval of the Rezoning of Rural and Rural Residential land to Residential

The Submitters

Roger and Elizabeth Coutts as purchasers of [REDACTED] who represent an "additional land parcel invited to comment". We are also a shareholder of Station 143 Limited who along with Begovich Investments Limited are Highgrove's developers. Highgrove is the **most affected** property should the Ashbourne proposal proceed.

The Application

To rezone 42 hectares from Rural Residential to High Density Residential with sites starting at 351 sqm.

Issues

Insufficient parking - There are no local buses serving Matamata and only two local taxis therefore it is likely that many properties will have at least two and up to 4 cars. In general, there is only space for one car to be parked on the road outside the smaller sections. Therefore Peakdale Road and adjoining roads will become offsite parking for residents of Ashbourne.

No community parks or internal greenways – there is only a small park adjacent to the Commercial area.

Unsuitable land - Substantive Application - Appendix 1M – Geotechnical Settlement – Liquefaction – for IL2 structures expect a ground level fall of 75mm – 150mm (In a liquefaction event, while this is not as material in Rural Residential, In High Density Residential this is disastrous in relation to both houses and services). Possible liquefaction issues are also brought up in the Barr Harris report submitted by Highgrove.

Insufficient / Unsuitable Drainage of Stormwater - Substantive Application - Appendix 5F Engineering Drawings C400 Stormwater - In both the residential subdivision and the retirement village, each lot will have an individual rainwater soakage pit for roof water and a connection into the roadside soakage trenches and rain gardens. Stormwater from the roads will also feed into the roadside soakage trench and rain gardens. There are no piped stormwater drains in the subdivision. We ask that you take note of the lived experience included in Highgrove's

submission on stormwater as there will be in many other submissions. Our family and the Slattery's have farmed in this area for generations and are acutely aware of the issues of stormwater and flooding. The information provided by Ashbourne is ill informed, incorrect and based on readings taken at minimal points and over an inadequate time frame. Our concern other than the increase in static water levels, is the drain on the Eastern side of Highgrove being unable to take additional water in a heavy rain event resulting in the flooding of Station Road and adjoining properties. That said we take comfort in having Dr Nigel Mark -Brown on the Panel with significant expertise in this area and the Panels ability to have the applicants reports peer reviewed.

To rezone 19 hectares of land for the future construction of a 218 unit Retirement Village

Issues

This would be the first Greenfields Retirement Village in NZ to have a connector road through the centre of it, servicing a 520 lot high density subdivision. It is extremely unlikely that any existing Village operator would purchase this land based on its current format.

There is already adequate land available and villages under construction to service Matamata for many decades to come.

Sewerage treatment and disposal - **Referral Application** - Appendix 4 – Infrastructure Memorandum

“The treated greywater would discharge to the ground prior to entering an artificial wetland. The treated sludge would then be carted offsite using a honey sucker truck and then sent to a nearby approved landfill or worm farm for offsite disposal”

This, among other solutions, as MPDC does not have the capacity.

Final sewerage disposal seems to be ‘missing in action’ in the Substantive Application.

Once again it is unlikely that a Retirement Village operator would accept this as solution to disposing of waste.

To construct two Solar Farms

Once again a first for New Zealand to place a Solar Farm directly next to Rural Residential zoned land and within metres of existing homes.

CONCLUSION

Almost every aspect of this application if successful will open a Pandoras Box for the Matamata Piako District Council , the Waikato Regional Council and the ratepayers and neighbours

The Ashbourne proposal has been put together to produce the maximum density and profit with no thought to:

- a) The amenity of the surrounding neighbours

- b) The amenity of the future occupants of Ashbourne, with insufficient parking, no common green area excepting a small area in the commercial precinct
- c) Drainage swales which will require continuous maintenance either by the Council or owners
- d) Limited transport options to commute other than cars.
- e) Poor roading connections

We ask that the proposal be **DECLINED** in its current form. This is not about good town planning or moving the economy forward. It is only about rezoning. I understand they will not build or operate the Retirement Village and as such it will be sold as bare land as operators need to make their development margins on construction. They have advised that they will not construct or operate the solar farms. In relation to the residential area, I would refer you to the reports of The Property Group and Barr and Harris that there is 30 years supply of suitably zoned land for future residential without the problems that the High Density housing of Ashbourne will create.

Both Ashbourne's application and their response to further information required is both inadequate and in many cases incorrect. They seem to be just kicking the can down the road and will sort out the issues as they arise while attempting to drown the Panel and Submitters with paper. We must now rely on the Expert Panel to have the Ashbourne Application peer reviewed in detail.

Thank you,

Roger Coutts