

Your Comment on the Ashbourne substantive application

Please include all the contact details listed below with your comments and indicate whether you can receive further communications from us by email to substantive@fasttrack.govt.nz.

1. Contact Details			
Please ensure that you have authority to comment on the application on behalf of those named on this form.			
Organisation name (if relevant)			
First name	Maurice and Beth		
Last name	Vosper		
Postal address	[REDACTED]		
Home phone / Mobile phone		Work phone	
Email (a valid email address enables us to communicate efficiently with you)	[REDACTED]		

2. We will email you draft conditions of consent for your comment			
<input checked="" type="checkbox"/>	I can receive emails and my email address is correct	<input type="checkbox"/>	I cannot receive emails and my postal address is correct

Please provide your comments below, include additional pages as needed.

Thank you for your comments

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1. Contact Details	
Please ensure that you have authority to comment on the application on behalf of those named on this form.	
Organisation name (if relevant)	
First name	Jason Kranenburg, Clave Vosper
Last name	Kranenburg Vosper
Postal address	[REDACTED]
Home phone / Mobile phone	[REDACTED]
Email (a valid email address enables us to communicate efficiently with you)	[REDACTED]

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Comments on the Ashbourne fast track application – owners of 72A Hinuera Road and 72B Hinuera Road.

Issue	Comment
Reverse sensitivity	<p>We note there is no assessment of reverse sensitivity effects as it relates to the existing farming activity on our site. We are an organic dairy farm, which means that there are several aspects to our farming practices that cause more odour than a conventional dairy farm. We are mindful that having residential neighbours at the proposed density will lead to complaints relating to odour, noise etc. Although the Eldonwood structure plan had signaled the change of land use for the site, we do not think that the applicant has attempted to address or mitigate reverse sensitivity issues that are likely to arise when locating residential sites (averaging 500m²) directly next to an organic farm with no proposed setback or landscaping.</p>
Landscape planting	<p>We have engaged with Caleb Pearson on behalf of the applicant regarding landscaping. We have requested the same landscaping buffer as is proposed for our boundary with the Southern Solar Farm to continue along our boundary with the residential/greenway area. The applicant pushed back on this, suggesting a 2m landscaping buffer to be included in the design guide for the residential sites along our boundary. We have agreed to this, as well as requesting a further 1m landscaping buffer on our property (which we will manage the stock proofing for). The applicant agreed to this, however our preference is for a larger landscaping buffer between our farm and the residential properties. The email correspondence is attached.</p>

<p>Lot sizes/density along our boundaries</p>	<p>The residential sites along our boundary are proposed to be an average of 500m². The average lot sizes along the Eldonwood and Peakdale boundaries are to be an average of 800m². We think it is more appropriate that these larger lot sizes are along our farm boundary, instead of along the Eldonwood and Peakdale boundaries. Not only will fewer dwellings be subject to the noise, odour and disturbances associated with farming operations, but it could be used as a selling point for those wishing for lower density residential living with a rural outlook. We consider having higher density residential sites (average of 500m²) is more appropriate next to other residential activities. According to the master plan, we will have 37 new residential neighbours along our farm boundary. While we will be able to continue our farming operation through the permitted activity provisions in the MPDC District Plan, it is still likely that some of these neighbours will complain about the noise or odour effects of living directly beside an operational farm. While these complaints will not be actionable by Council, they can still impact us as community members, and the lessee in particular who may feel like they need to change their practices due to the new neighbours. This could result in reduced productivity on-farm, which has effects on the families who make their living from this land.</p>
<p>Setbacks</p>	<p>The permitted activity setback in rural zones is 10m. We note that no setbacks are proposed as part of this development. We would prefer that the 10m permitted setback be maintained for any new dwellings. In lieu of that, we suggest a setback of 6m from any dwelling to the farm boundary. This combined with the proposed landscaping to minimise reverse sensitivity issues as much as possible.</p>
<p>Organic farming status</p>	<p>We are a certified organic farm. As part of this organic status, the lessee has to engage with neighbouring properties to ensure that they don't spray or use any products near the boundary that may compromise this organic status. This includes herbicides, pesticides, glyphosphates and various non-organic lawn sprays. The proposed development drastically increases the number of neighbours that need to be engaged with and increases the likelihood of the organic status of the farm being compromised. If this status is revoked, this will have a massive impact on the farming operation and the livelihood of the several families who work for the Cleavedale farms and Jersey Girl Organics brand.</p>
<p>Hydrology</p>	<p>We rely on a bore for our drinking water, stock water and washdown water. We want to ensure this development does not compromise our water supply and the water quality within the aquifer.</p>

We appreciate the panel considering our comments.

RE: Ashbourne fast track consent 72a and 72b Hinuera Road landowner feedback

From: Caleb Pearson (calebp@unitydevelopments.co.nz)

[REDACTED]

Date: Wednesday, 15 October 2025 at 08:56 am NZDT

Hi Alice,

Thanks for reviewing and providing comment back, and good to hear you are familiar with the process.

Further to your comments back, see responses below:

- 4. We would be fine with a 1.5m four rail fence. This was what we were planning, so offered the 1.8-2m, to accommodate what I thought you wanted. So will keep this at 1.5m
- 5. Noted and thanks for your feedback. We will update our residential design guidelines to include this 2m buffer planting along the southern boundary within completed residential lots which back onto your farm.
- 5. With regards to the additional 1m planting within your property. This is a reasonable request and one we can accommodate. I note that the timing of this would likely be in the autumn season after the relevant stage is started. And done in stages based on when sections are constructed/completed adjacent to your property.
- 6. Noted.

Anything further, please let me know. Happy to discuss by phone also if something you can not find or want to discuss.

Kind Regards,

Caleb Pearson
Development Manager

[REDACTED]



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[REDACTED]

Sent: Wednesday, 8 October 2025 7:39 pm
To: Caleb Pearson <CalebP@unitydevelopments.co.nz>

[REDACTED]

Subject: Re: Ashbourne fast track consent - 72a and 72b Hinuera Road landowner feedback

Hi Caleb

Thanks for your detailed response. I've included our responses to the points below. We don't have anything more to say on points 2, 3 and 7.

1. Thanks for outlining the time frame, for the solar farm development. Will continue this dialogue at a later stage.

4. Thanks for that. We have since measured the fence between our property and the house on the north eastern boundary. There is a 1.5m four rail fence which we think would be suitable all