

10/11/2025

To Whom It May Concern,

Re: Objection to Ashbourne Development – Fast Track Project – Possible Roading Connections

As residents of Eldonwood and a member of the Eldonwood Residents Association, we are writing to formally object to the proposed housing development planned adjacent to our subdivision.

Eldonwood, established in 2007, was developed as New Zealand's first Garden Village - a carefully planned rural/residential estate designed to offer residents a peaceful and spacious lifestyle. The subdivision comprises 75 generously sized sections, ranging from 1,000m² to 1 hectare. It is characterised by its lush pasture, post-and-rail fencing, mature trees, hedgerows, expansive walking trails and sweeping views. Eldonwood is a vibrant, tight-knit community with a strong emphasis on privacy, landscape harmony and environmental quality.

The estate is administered under a body corporate structure that maintains the private roads, street lighting and the communal gardens and trees. As such, the introduction of access or connectivity to a new housing development - particularly one that may not align with Eldonwood's established character - poses a direct and negative impact on our privacy, amenity and property values.

When purchasing property in Eldonwood, residents did so with the understanding that the estate was a private development with no future connectivity to neighbouring subdivisions. The integrity of this arrangement is fundamental to the lifestyle and expectations of our community.

We strongly oppose any proposal that would create connectivity - either by road, footpath or shared infrastructure - between Eldonwood and the proposed development.

Road congestion around Schools

I have lived in Matamata all my life and was educated in the schools, Firth ,Intermediate and College. We have an 8 Year old attending the Christian School on Smith Street and would like to inform you that the traffic between the hours of 8am-9am and 2.45pm to 3.15pm are already bedlam. Any extra road congestion from a development such as Ashbourne would create an ongoing safety hazard for our children and residents already coping with inadequate road crossings in the Station Road and Smith Street intersection.

I see in your appendices that you carried out traffic flow testing on the intersections of Firth and Station Rd and Firth and Jellicoe Rd at peak times. You should also have done the same testing on the intersections of Smith St and Station Rd, Smith st and Farmers Rd and Smith St and Peria Rd at the same times as there is a lot of traffic headed to schools at the times between 8am - 9am and 2.45 -3.30pm which contribute to congestion towards Station Rd on the outward journey.

Also I would like to point out that there is only one pedestrian crossing on Firth Street for all of the western side of Matamata to cross into the town centre across the Railway line. This is already inadequate for the school children and elderly on mobile scooters so any further residential dwellings on this side of the railway line have limited access to the town centre.

Solar Farms

I fail to see how placing unsightly Solar panel farms next to a residential area promotes a pleasant environment for people to live next to. Aren't there plenty of farms out on hills where sunlight can be caught and managed through a substation. I would like to know if battery storage is intended for use on these sites if the line to the substation on Tower Rd is not feasible?

We respectfully request that our concerns be formally recorded and that our contact details be provided to the Environmental Protection Authority (EPA) or other relevant authorities. We wish to be notified of any further discussions, hearings or changes related to this proposal and seek to remain actively involved in the process.

Yours sincerely,

Robin and Lynley Jobe

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