

Project: Ashbourne

Subject: Comments under section 70 of the Fast-track Approvals Act 2024

Dear Expert Panel

Thank you for the opportunity to respond to the draft conditions of the Ashbourne project. We have read the document/s and place before you our responses.

Appendix-A1-MPDC-LUC.pdf

74. The Consent Holder must complete the following external transport network upgrades to service the development of the Site: a. Prior to commencing construction on the Site (including Site enabling works), EITHER:

i. Construct a collector road to Firth Street consistent with the Eldonwood South Structure Plan (Matamata-Piako District Plan).

OR

ii. Upgrade pedestrian facilities on Hampton Terrace, Peakedale Drive and Jellicoe Road to meet the DM 2010 and install a roundabout at the intersection of Jellicoe Road and Hampton Terrace.

Our Response:

There should be no options available.

The only viable option is to construct a collector road to Firth Street consistent with the Eldonwood South Structure Plan (Matamata-Piako District Plan).

This road is the primary conduit for the launch of the project and must be installed prior to any earth/civil works commencing for the Project. This is the most important road in the entire project. There should be NO other options or alternatives available. This will be too disruptive and too compromising to the nearby community. It should be mandatory.

Appendix- B- Resource Consent Triggers.PDF

Matamata-Piako Operative District Plan

Paragraph V sub paragraphs: i, ii, iii, iv and v

Our Response:

The lot sizes should be a minimum of 3,000 - 5,000m². The 1,200m² - 1,800m² sized lots are not in keeping with the original intention or zoning of Highgrove or Eldonwood.

The larger lots would be

- more “environmentally suitable/acceptable” on LUC 2 soils and goes a considerable way to alleviating the ground and storm water issues.
- significantly more aligned with the original design intention of Eldonwood and ESSP
- more aligned to the current MPDC zoning of ESSP as Rural Residential 1
- to ensure the true definition of Rural Residential 1 is upheld and applied as intended.

This would raise the issue of lots 107, 108, 109, 110 as they are west of Peakedale Drive access. See below

Appendix-A2-MPDC-SUB.pdf

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A Consent Notice on Lots 107 – 110 delaying development on the lots, generally worded as follows:

“That the construction of dwellings on Lots 107 – 110 must occur no earlier than as part of Stage 3 of the Ashbourne development.”

Our Response:

A more just and fair solution would be to meld lots 107-110 into the Stormwater Basin A, Lot 4002 thereby increasing the size of Lot 4002. Our strongly held view is that # 60 Peakedale Drive should not be disadvantaged and should enjoy the same outlook as the other Peakedale Drive residents enjoy.

Ian Hayes

