

**Comment on Draft Conditions Ashbourne Project (FTAA-2507-1087)
Submitted under Section 70 of the Fast Track Approvals Act 2024**

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23rd March 2026

To whom it may concern,

As long term residents and property owners within the Eldonwood Estate, we wish to make the following comments and note that Highgrove is a similar, high end residential/lifestyle subdivision that is also affected by the Ashbourne Project.

1. Connectivity and Access with Eldonwood Drive/Chestnut Lane

Appendix A1 clause 79 states “the Consent Holder must not construct any vehicle, cycle or pedestrian link to Eldonwood Drive or Highgrove Avenue”. For further assurance and clarity on this point we would request that the condition includes any connectivity via Chestnut Lane as well.

2. Landscaping

Buffer zone – although clause 53 (b) states a 5m buffer zone ideally we would prefer a 6m buffer for all boundaries shared with Eldonwood (western and southern boundaries) to protect the privacy of the owners and the character of Eldonwood. The 6m buffer would be in addition to the set back of 8m as in Appendix A1 condition 117 (a).

We are in agreeance with Highgrove’s suggestion in concern 12 - no minimum specifications and maintenance liability transfers to Lot owners before planting is established. That native evergreen species of 1.0m centres for shrubs and 3.0m centres for trees suited to the Waikato climate are planted.

Who, after the developer exits is responsible for maintaining the buffer zone?
Will this be vested with the Matamata-Piako District Council?

Would appreciate clarification on these points.

3. Traffic/Roading

We refer to Appendix A1, clauses 107 and 108 and request that the applicant demonstrate clear consideration of the cumulative traffic impacts along Station Road, especially during peak periods associated with school drop off and pick up times. As stated in our original submission, the increased volume of vehicles along Station Road has already resulted in unsafe conditions, making it increasingly hazardous to exit Eldonwood Drive onto Station Road or Smith Street.

4. Eldonwood Waste Water Pump Upgrade

We refer to Appendix 1A, clause 68 as we understand that there is currently no waste water pump station in Eldonwood and would appreciate clarification on what upgrade the applicant is referring to.

5. Proposed Masterplan

We are significantly disadvantaged by the applicant's failure to provide an up to date plan showing the large lot sizes along the boundary of the Eldonwood Estate. Notwithstanding this omission, we are now expected to make our final comments without access to information that is critical to a fair and informed assessment.

Summary

We would be extremely disappointed if the Matamata-Piako District Council were left to deal with the consequences of a proposal that appears unviable and should not have progressed so far through the Fast Track process.

It is difficult to justify further residential development when there are already hundreds of consented sections in Matamata that remain undeveloped or have been developed but remain unsold due to a lack of demand. Approving this proposal would result in the further loss of high quality agricultural land within the district and would, in our view, contravene the threshold for appropriate land use change.

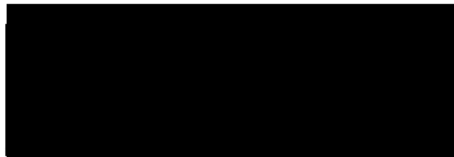
Having both worked as real estate agents in Matamata for more than 25 years and with Joanne currently owning and operating her own real estate business selling across all property and section categories, we consider that we have a strong understanding of current and emerging market conditions. Based on this experience, there is presently an oversupply of sections and uncertainty around the country entering an economic downturn. The proposal would therefore exacerbate an already oversupplied market rather than respond to any demonstrated demand. In our view, this constitutes an inefficient and unnecessary use of land resources.

We thank the Panel for its consideration of our above comments and respectfully request that these be noted and reflected in the final conditions of consent.



Joanne Morgan

for 

Ian Morgan