
Ashbourne Fasttrack Substantive Application

[REDACTED]

Date Sat 8/11/2025 6:02 PM

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When the present Government proposed the 'Fasttrack' option to speed up critical work of National Significance we supported it.
BUT WE JUST CAN NOT SEE HOW THE PROPOSED ASHBOURNE DEVELOPMENT FITS THE CRITERIA.
Matamata has been developing at a steady pace with enough available sites to cover most needs in the future. There has also been larger properties, close to the town centre, being subdivided into high density housing.
Unless a major company decides Matamata is the place to be there is just not the employment opportunities for a larger influx of residence.
There is also major questions about how Water and Waste Management, Roading Infrastructure and Management, Health, Education and Associated Services will cope.
MOST OF THESE LONG TERM EFFECTS WILL INEVITABLY FALL UPON COUNCIL AND RATEPAYERS TO SOLVE.

PROPOSED NORTHERN SOLAR FARM

[REDACTED]

Both of which bounder the Proposed Northern Solar Farm, on the western side.
This site has land classified Rural/Residential on three sides and the forth, western side, is classified Rural but is mostly made up of Lifestyle blocks.
THIS SOLAR FARM WILL BE SITED APPROXIMATELY 1 - 2 KILOMETRES FROM Matamata Collage, Matamata Intermediate, Firth Primary School and IHC School, Matamata Christian School and two Childcare Facilities. As well as a new Sports Stadium.
We understand that the Developers DO NOT INTEND TO RETAIN OWNERSHIP of this Solar Farm once Fasttrack is approved.
This brings concerns that all development plans will be completed.
Care, Maintenance and Animal Welfare are vital.

The risk of fire could become EXTREME over the summer months without proper management of the sheep.

IT IS JUST TOO CLOSE TO TOWN.

PROPOSED ASBOURNE HOUSING DEVELOPMENT

This title is impacted by the Proposed Development on the Southern side of Station Road as we have an ENVIRONMENT WAIKATO BOARD DRAIN that takes a majority of the run-off water via a culvert under Station Road, through David Webbs property and then through a large section of this title.

The Developers Representatives have stated that this drain will not be impacted in any way.

WE DO NOT SEE HOW THAT IS POSSIBLE.

Even though the plans show the Development run-off water is to be diverted straight into the Piako River via a series of holding ponds IN HIGHER RAIN EVENTS WATER WILL FIND IT'S OWN WAY. On developed land with all the associated infrastructure there must be an increase in water flow, which the drain and culverts have not been designed to take.

WE UNDERSTAND THE DEVELOPERS DO NOT INTEND TO RETAIN OWNERSHIP OF ALL OR PARTS OF THIS DEVELOPMENT once Fasttrack has been approved so there is concerns that all plans will be completed.

IT IS ALSO INTERESTING TO NOTE THAT NO IMPACT STUDIES HAVE BEEN MADE ON THE ENVIRONMENT WAIKATO BOARD DRAINAGE SYSTEM.

Yours sincerely,

Penny Vuglar

Brad Peterson