
Ashbourne Development- Matamata Development Ltd

[REDACTED]
Date Mon 10/11/2025 11:50 AM

To FastTrack Substantive <substantive@fasttrack.govt.nz>
[REDACTED]

To: The Fast Track Expert Panel

RE: Ashbourne Development – FTAA-2507-1087
[REDACTED]

Submission in Opposition

As neighbouring residents of the proposed Ashbourne Development and owners of [REDACTED] we strongly oppose the project. Eldonwood was established as New Zealand's first "Garden Village" - a low-density rural-residential community designed for privacy, open space, and landscape harmony. The scale and intensity of the Ashbourne proposal are wholly inconsistent with that character and threaten the amenity, value, and tranquillity of the area.

Key Concerns

- **Lack of Need or Benefit:** Matamata already has an oversupply of residential land and limited job growth. The proposal provides no lasting regional or national economic benefit to justify fast-track status.
- **Infrastructure Deficit:** Local water, wastewater, stormwater and road networks are near capacity. The site floods easily and the town's services - health, schools, and emergency - are already under pressure.
- **Access and Amenity:** Eldonwood's roads and walkways are private and maintained by residents. We oppose any physical or service connection to the new subdivision and seek formal surrender of all easement rights.
- **Zoning and Planning:** The land is zoned Rural/Residential and the Council has already identified more suitable growth areas to the north and east of Matamata.
- **Traffic Safety:** Station Road is already congested, especially near schools; additional vehicles would further compromise safety.
- **Solar Farms:** While we support renewable energy, industrial-scale solar arrays beside residential properties are inappropriate and would damage rural character and property values.

If Approved in Part

Should any portion proceed, we request conditions requiring:

- **No road, pedestrian or service access into Eldonwood.**
- **No construction materials stored along shared boundaries.**
- **A fully landscaped 8 m native buffer zone maintained in perpetuity at the developer's cost.**

Conclusion

The Ashbourne proposal offers minimal public benefit, conflicts with established planning, and would irreversibly alter Matamata's rural character. We therefore respectfully request that the Panel decline the application.

Thank you



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