

Eldonwood Limited
C/- O'Sheas
Barristers & Solicitors
PO Box 460
Hamilton 3240

11 November 2025

To: The Expert Panel

To whom it may concern,

Re: Fast-Track Application for Ashbourne Project – Station Rd, Matamata

We (Eldonwood Limited) are one of the owners of the land to which the substantive application relates. We own the property situated between Peakedale Drive and Chestnut Lane, Matamata, being all the land described in:

- 1.
- 2.
- 3.

(“the Property”)

We also own the Private Road known as Eldonwood Drive and Chestnut Lane, being all the land described in: through our subsidiary Eldonwood Precinct Limited.

We have reviewed Matamata Development’s Executive Summary and Master Plan for the “Ashbourne” development (“**Project**”). The Property is included in the eastern section of the Project. We have also reviewed Matamata Development’s Proposed Wastewater Drainage Overview Plan for the Ashbourne development (“**Drainage Plan**”).

The Drainage Plan requires wastewater pipes to be laid under the southeastern portion of the Property.

Consent

We have previously consented to the Project and the Drainage Plan as part of Matamata Development’s Fast-track referral. We reiterate our support of the Project and our approval of the Drainage Plan. In particular, we confirm that Eldonwood Precinct Limited as owner of the Private Road, has consented to Matamata Development laying wastewater pipes under the southeastern portion of the Private Road.

Zoning

We previously developed the land immediately adjacent to the north of the Property as part of a rural-residential lifestyle development. We are aware that part of the Property was previously zoned as residential. As part of our development we obtained Consent to zone the Property as rural residential to overcome the stormwater drainage challenges.

Residents Association

All of the properties in the "Eldonwood" development are part of a Residents Association, and are subject to the Rules of the Association. There is shared responsibility to maintain the Private Road, and Land Covenants restricting access to residents and their invitees, as well as Building Covenants restricting the style of dwelling to be built.

Eldonwood Ltd retained certain Founding Member rights as the developer to develop Lot 204 without the same constraints as the formed Lots. Eldonwood Ltd also retained the right to veto (by way of casting vote) any objection by members of the Residents Association to the future development of Lot 204. Those Founding Member rights have been assigned to Matamata Development Ltd.

By way of comfort and support, we confirm that should any objection be raised by the other members of the Residents Association, we will exercise our Founding Member rights to ensure that the Property will be severed from the Residents Association.

We are aware that the Residents Association do not wish public access to be retained into the Private Road (from Lot 204 into the southern boundary of the Eldonwood development). We have no objection to that request, and have agreed (in our capacity as owner via Eldonwood Precinct Ltd) to liaise with Matamata Development after settlement to limit their access to the Private Road for the purposes of laying the wastewater pipes under the southeastern portion of the Private Road and no other purpose.

Yours faithfully

Eldonwood Limited & Eldonwood Precinct Limited

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke at the end.

Director