

RE: SUBMISSION IN RESPONSE TO FAST TRACK APPLICATION – ASHBOURNE DEVELOPMENT (FTAA-2507-1087)

To the Fast Track Expert Panel,

We, Mark and Tracy Cresswell, are the owners and long-term residents of [REDACTED]. Our property is located within the Eldonwood Garden Village and is in close proximity to the land subject to the proposed Ashbourne Development. We wish to formally state our strong opposition to the proposal.

Eldonwood was intentionally designed and developed as a low-density rural-residential estate, providing residents with privacy, open green space and a tranquil lifestyle connected to the surrounding rural landscape. This character is supported through private ownership and management of shared roads, walkways, reserves and planted areas, funded collectively by residents. The existing environment reflects a carefully planned community vision that we and our neighbours invested in and have continued to maintain.

The proposed Ashbourne Development is fundamentally incompatible with the established scale, zoning, amenity and environmental qualities of Eldonwood. The scale and density of the proposed residential dwellings, commercial hub, retirement complex and solar farms would significantly and permanently alter the character of the surrounding community and diminish the amenity values that Eldonwood residents rely upon.

## Key Concerns

### 1. Insufficient Economic or Regional Benefit

The Fast Track process is intended for projects of national or regional significance. This development does not meet that threshold. Housing demand in Matamata is limited, with residential sections already remaining unsold, and the proposal provides no substantial long-term economic uplift to the community.

### 2. Impact on Infrastructure and Community Services

Local water, wastewater, stormwater and roading networks are already at, or near, operational limits. The proposed development would significantly increase population density and service demand without adequate infrastructure upgrades. Essential services such as healthcare, schools and emergency services are also at capacity.

### 3. Land Suitability and Flood Risk

The surrounding land has a known high water table and is subject to flooding and excessive saturation, as demonstrated by recent cancellation of major local events. This makes it unsuitable for intensive development and poses potential downstream flooding effects.

### 4. Traffic and Safety

Station Road already faces congestion and safety risks, especially during school hours and sporting events. Adding substantial traffic volumes from a large residential and commercial development would severely compromise safety for motorists, cyclists and pedestrians.

### 5. Amenity, Privacy and Character Effects

The proposal would result in significant loss of privacy, rural character, open landscape and quiet enjoyment for Eldonwood residents. Increased built form, noise, lighting and activity are all incompatible with the existing environment.

## 6. Solar Farm Placement

The proposed solar farms would create industrial visual effects and diminish landscape values. These installations are more appropriately located in rural or industrial zones set well back from residential areas.

### **Required Conditions (if any approval is granted)**

1. Formal surrender of all rights-of-way and parking easements over the Eldonwood private road network immediately following settlement.
2. No vehicle or pedestrian access permitted between Eldonwood Drive, Chestnut Lane and the Ashbourne development, including removal of the proposed pedestrian link on the southern boundary of Eldonwood Drive.
3. No infrastructure or service connections to be installed beneath Eldonwood walkways or perimeter pathways.
4. No topsoil, fill, spoil or stockpiles to be placed along shared or adjoining boundaries.
5. A minimum 8-metre-wide landscape buffer along all shared boundaries, funded and installed by the developer, including:
  - Mature native species planted at 900mm centres
  - 100mm bark mulch cover
  - Full irrigation system
  - A Landscape Management Plan confirming maintenance responsibilities in perpetuity
  - Registration of a consent notice securing these measures on affected Ashbourne titles.

### **Conclusion**

For the reasons outlined above, we respectfully request that the Expert Panel decline the Ashbourne Development application in its entirety. The proposal is inconsistent with the existing zoning intent, does not respond to Matamata's growth needs, and would result in significant and irreversible adverse effects on the Eldonwood community and wider district.

Should any part of the project be approved, approval must be subject to the strict conditions detailed above to safeguard the amenity, privacy and character of existing residents.

Yours sincerely,

Mark and Tracy Cresswell

