

Comment on Draft Conditions

Ashbourne Project ( FTAA – 2507 - 1087 )

*Submitted under Section 70 of the Fast-track Approvals Act 2024*

Name: Roger Coutts – as purchaser of [REDACTED]  
and Director of Station 143 Limited

Address: [REDACTED]

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Date: 17<sup>th</sup> March 2026

**ROAD OR PEDESTRIAN ACCESS BETWEEN ASHBOURNE AND HIGHGROVE AVENUE**

Ashbourne’s application shows no access to their proposed subdivision from Highgrove Avenue as agreed between Ashbourne and Highgrove.

However, the draft conditions **have no explicit condition** prohibiting both roading and pedestrian / cycle access between Ashbourne’s proposed subdivision and Highgrove Avenue which leaves it open for the applicant to walk back on the agreement at any time in the future.

With the change of lot sizes surrounding Highgrove we are required to make our final submission to the Panel without sighting the new plan for subdivision showing the new larger lots so are very much at a disadvantage in this process in regard to what the new plan will show.

**Requested condition:**

**That no pedestrian or road access be formed between Ashbourne’s proposed subdivision and Highgrove Avenue**

**That a consent notice to this effect be placed on the Lots bounding Highgrove Avenue.**

**That prior to and during subdivision of Stage 6 that the Applicants will not access Ashbourne via Highgrove Avenue.**

**MITIGATION PLANTING**

The current draft allows for mitigation planting to be carried out after completion of the associated Stage which has a major impact on the surrounding properties for a significant period during land development. The surrounding properties then suffer a further a period with visual, noise and privacy issues during the construction of housing, also for a significant period. In a perfect world the mitigation planting should be carried out at least 3 years prior to any

earthworks being carried out which would be feasible for Stages 6 and 7. The applicants have used the rather spurious argument that the levels may change during earthworks and as a such planting should be carried out after the works.

**Requested Condition:**

**That Buffer Planting on Stages 6 and 7 adjoining Highgrove be planted out 3 years prior to the commencement of earthworks.**

**That the specification of plant sizes, spacing and maintenance be defined to guarantee effective screening within the three year period.**

**STORMWATER GROUNDWATER ISSUES**

As this application has progressed the major issues relating to ground water and stormwater dispersal have been glossed over by the applicants who have had the opportunity over the last year to take static water levels over both their and adjoining properties. For obvious reasons they have not, ignoring empirical evidence as well as well as real life observations by adjoining property owners and farmers many with decades of experience in the area, some families with over a century.

The panel has now accepted this obfuscation, instead kicking the can down the road to foist responsibility on the MPDC and the WRC for finding a solution which will be a Damocles Sword over their and the ratepayers heads in perpetuity.

More detailed issues are put forward in Station 143 Limited Comments to the Panel.

**Requested Condition:**

**That the applicants carry out sufficient static water level tests over at least 12 months to be able to make calculations on actuals rather than modelling based on inadequate testing.**

Roger Coutts

As: purchaser of [REDACTED]  
and director of Station 143 Limited ( owner of 15 affected lots)

17<sup>th</sup> March 2026