

Submission in Opposition to the Proposed Ashbourne Development, Matamata

Submitted by: Brogan & Gemma Connor

Address: [REDACTED]

Date: [add date]

1. Introduction

We, Brogan and Gemma Connor, are residents and homeowners at [REDACTED], Matamata, and we wish to formally oppose the proposed Ashbourne residential and retirement development. Our submission outlines the direct and significant adverse effects this project will have on our property, our wellbeing, and the broader Matamata community.

2. Adverse Effects on Our Property, Outlook & Residential Amenity

The proposed development borders our neighbourhood and will have a major and irreversible impact on the quality of our home environment.

Loss of Privacy and Personal Space

The scale and density of the development will encroach significantly on the quiet residential character that Eldonwood Drive is known for. The height, intensity, and proximity of proposed housing will reduce our sense of privacy and safety, create visual intrusion into our property, and permanently change the established character of this area.

Loss of Outlook and Natural Views

One of the major values of our home is the open, semi-rural outlook and atmosphere. This development would remove our existing views, introduce dense housing where open space currently exists, and diminish the natural light, peacefulness, and environmental setting that contribute to our wellbeing.

3. Negative Impact on the Character and Atmosphere of the Area

Eldonwood Drive and its surrounding neighbourhoods have been developed as low-density residential zones with a semi-rural character. The Ashbourne proposal is incongruent with the established environment, specifically due to high-density clustering, multi-stage long-term construction effects, and a commercial/retirement precinct far larger than anything within this part of Matamata.

4. Infrastructure & Amenity Concerns

Matamata currently does not have the infrastructure or amenities to support a development of this magnitude. Key concerns include traffic capacity, healthcare and school services, recreation facilities, and emergency response capacity.

5. Construction Effects (Noise, Dust, Vibration, Truck Movements)

Given the multi-stage nature of the development, residents would be subjected to many years of construction disruption including heavy machinery noise, increased truck traffic, dust, and reduced air quality.

6. Lack of Community Consultation and Transparency

There has been insufficient engagement with directly affected residents, particularly those whose properties border or overlook the development area. We have not received clear, timely, or meaningful opportunities to understand the scope or propose alternatives.

7. Relief Sought

We respectfully request that the decision-makers decline the proposal in its current form or require significant redesign, including buffer zones behind Eldonwood Drive, reduced density, height restrictions, independent impact assessments, and full community consultation.

8. Conclusion

The Ashbourne development, as proposed, will have major, permanent, and unacceptable negative impacts on our property, our street, and the wider Matamata community. We ask that serious consideration be given to the concerns raised above, and that the wellbeing of existing residents remains a priority in the decision-making process.

Signed,

Brogan Connor
Gemma Connor

[REDACTED]
[REDACTED]