

Wayne and Adrienne Tobeck

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. RE: SUBMISSION IN RESPONSE TO FASTTRACK APPLICATION – ASHBOURNE DEVELOPMENT - FTAA-2507-1087

We are residents of a private gated community called Eldonwood in Matamata. We are both in our seventies and after living all our lives in Auckland decided after finding Eldonwood that we would sell up and move to this wonderful gated community. It is fully funded by the owners of which there are 74 and requires very little in the way of council facilities in fact only waste water. We pay for all the up keep on our private roads, walkways, parks and gardens. We employ separate rubbish contractors and pay all street lighting costs.

We do not wish for the public to have access from around our perimeter either by road or our walkways. These were never intended or designed for anything other than the residents' use and enjoyment. We currently allow the public to enter and exit through our main gates which we can control. We do not have any council contributions to clean up damage or rubbish that walkers leave behind which can be substantial.

We love the quite rural setting and the black sky at night is enhanced by the downward facing, hip high light bollards. The tree plantings in here are substantial and beautiful when the change of seasons brings out the colours. Once again all of this is funded and maintained by the residents.

A major concern to all residents in Eldonwood is the dramatic increase in traffic that would be passing in front of our main gates at the intersection with Station Road and Smith Street. We have had many close calls, even with the current level of traffic, exiting out onto this intersection at peak traffic times due to cars parked on either side of our gates. We have, on several occasions, had contact with the council about ways to mitigate this, but to no avail.

Any changes to land use, access or infrastructure in such close proximity have the potential to directly affect our privacy, outlook, amenity and property value as well as the overall character and tranquility of the neighbourhood we invested in. It is therefore essential that our concerns, as adjoining residents, are given full consideration in the assessment of this proposal.

Recently, the Matamata A&P Show - an important local event held on land adjacent to Eldonwood - along with the Matamata Group Day, had to be cancelled due to the high water table and excessive ground saturation. This provides clear evidence that the land around Eldonwood is prone to significant water retention, making it unsuitable for large-scale development, particularly during periods of high rainfall. Notably, portions of this land are already recognised as being within a designated flood zone. There is a worry that with the extensive building taking away the ability to naturally soak up rainfall we will be affected.

It would not be feasible or reasonable for Eldonwood residents to have to endure the presence of unsightly topsoil and clay piles, as indicated in Matamata Development Limited's application, being placed along or over our boundary fences. Such activity would significantly disrupt the peaceful enjoyment of our properties. The associated earthworks would generate excessive noise, vibration and dust, directly impacting residents' wellbeing and daily lives. These effects would cause frustration, stress and a loss of outdoor amenity, particularly for those living closest to the boundary. Given that Eldonwood is a well established and tranquil residential community, any such disturbances would be entirely inappropriate and unacceptable. Robust conditions must therefore be imposed to prevent the storage of materials, topsoil or clay piles near shared boundaries and to ensure that construction activities are managed in a manner that fully protects the amenity of existing residents.

Yours sincerely

A large black rectangular redaction box covering the signature area.