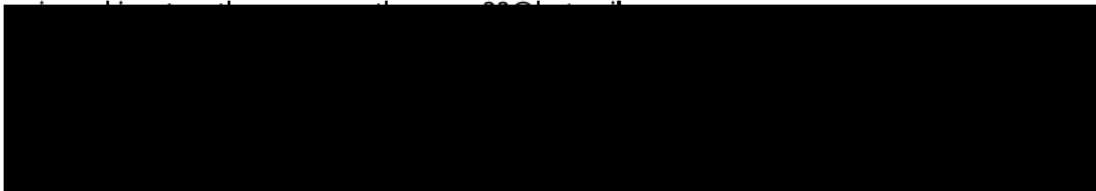


Janet Mathewson comments on Delmore Draft Conditions 140726

From
Date
To
Cc



1 attachment (4 MB)

Janet Mathewson comments on Delmore Draft Conditions 140726 (1) (002).pdf;

Dear Kara and team,

Attached please find my comments (as Review comments) on the draft conditions for the Delmore Development.

May I note too for the record, that Vineway's recent "expert's" commentary on infrastructure issues was once again so much whitewashing of the issues.

To give one quote from Insight Economics "expert" assessment:

"Summary

Long waits to see a doctor, crowded classrooms, or delayed emergency responses, where evidenced, are real community issues. They do not, however, establish the incremental effect of Delmore, which is the relevant question for this application. To the extent that services are under pressure today, they represent a baseline that would exist with or without the development; that would not, by itself, demonstrate that Delmore would cause an immediate, substantial and unmanageable capacity effect...."

How can 1200+ new houses not impact such services? Even if the residents have moved from nearby catchment areas, their own homes are going to be filled with new owners, so this does amount to an increase in pressure on already overchallenged services.

As for the assessment that: "the 1,203 dwellings planned for Delmore correspond to roughly 3,420 gross residents at full build-out, **including an indicative 650 school-aged residents**" – on what grounds does Fraser Colegrove come to the conclusion that only just over half of the households will even include one school-aged child, and all the other properties will be childless or child-free? That alone is an extraordinary statement to make, and one which seems removed from reality. This is simply another attempt by Vineway to distract from the very real impact this ill-considered and premature development will have on the community, existing or new.

I am 100% in agreement with my brother Jon Mason's email to the panel, today, requesting "the Expert Panel to row back on their draft decision, and convene a public hearing which will identify the ultimate beneficial owners of the applicant, and allow all parties to press them on the detail of their proposal, so as to hold them accountable; or better still, to permanently refuse this application."

We are not NIMBYs, but when we have **Auckland's mayor** considering this ill-timed and ill-advised, **with his engineering background in construction, infrastructure and property development**, how is this even being given a green light?

I remain appalled by the path this panel has taken, and only hope they will choose to reconsider, before we end up with another disaster along the lines of the St Lukes Gardens Apartments.

Yours sincerely,
Janet Mathewson