

Fast Track \_ Ashbourne substantive application

Your ref: FTAA-2507-1087

My Contact Details:

John Lee

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As a direct boundary neighbour to the proposed subdivision, I wish to advise that I do not believe that the application by Matamata Development Limited is good for the neighbourhood it is intending to be situated in or the town of Matamata.

Main areas of concern are ground water and flood risk to surrounding neighbors and excessive vehicle movements in an area

With development in the surrounding area over the last 8-9 years we have already seen an increase in the ground water level. This area is known to be fragile when it comes to ground water and adding intensified housing seems ludicrous. I have viewed the drawings and modelling for the storm water basin adjacent to my property and have little faith in its ability to cope with a rain event as it is still relying on dissipating water into the already high water table. At the very least it should be piped in large culverts to the nearest river.

I believe this area, because of its fragile nature, should be developed in the same manner as surrounding properties i.e. Rural-Residential 5000 – 10000 sqm allowing a larger area to dissipate ground water with some limitations on roof capture area.

The current roading already sees congestion particularly at school drop-off and collection times with a few “near misses” at the intersection of Station Road and Firth Street (SH27) and adding a poorly laid out roading structure from the proposed subdivision will only add to the mayhem. Any future efforts to remedy this would probably fall on the Matamata-Piako District Council and in turn the rate payers when in fact it should be the responsibility of the developer to incur all costs from day one.

The general consensus is that there is currently no housing supply shortage in Matamata and that this is nothing short of a “Land Grab” using the Fast Track Approvals Act to force through an ill-conceived plan which the town doesn’t need or want all for the benefit of developers. It is hard to see how this proposal fits the Governments original intention of the Fast Track Act.

I am obviously concerned about the impact on my property and if degradation is caused how restitution will be attained as the liability will sit with the Matamata-Piako District Council if this goes ahead.

I also think that if it is such a good, safe, well-engineered idea that the Fast Track panel experts, engineers and developers all give personal guarantees to the neighborhood and town of Matamata.

John A Lee

Concerned Neighbour.

