

## Your Comment on the Ashbourne substantive application

Please include all the contact details listed below with your comments and indicate whether you can receive further communications from us by email to [substantive@fasttrack.govt.nz](mailto:substantive@fasttrack.govt.nz).

1. Contact Details			
Please ensure that you have authority to comment on the application on behalf of those named on this form.			
<b>Organisation name (if relevant)</b>			
<b>First name</b>	Jessica		
<b>Last name</b>	Wilson		
<b>Postal address</b>	[REDACTED]		
<b>Home phone / Mobile phone</b>	[REDACTED]	<b>Work phone</b>	
<b>Email (a valid email address enables us to communicate efficiently with you)</b>	[REDACTED]		

2. We will email you draft conditions of consent for your comment			
<input checked="" type="checkbox"/>	I can receive emails and my email address is correct	<input type="checkbox"/>	I cannot receive emails and my postal address is correct

**Please provide your comments below, include additional pages as needed.**

### 3 Overview of submission

3.1 This submission is made on behalf of Anne Wilson, the owner of [REDACTED] Matamata, and her family. I am Anne's daughter and have been appointed as her Enduring Power of Attorney.

3.2 Our family has farmed at [REDACTED], Matamata, for more than 50 years. Members of four generations have lived on the farm and worked to sustainably manage and care for the land and the waterways.

3.3 We have extensive knowledge of the local environment, particularly our awa, the Waitoa River, which borders our farm and that of the proposed development. Over the years, we

have worked to establish riparian planting areas to protect the river and improve water quality.

3.4 We have major concerns about the adverse environmental effects that the proposed development will likely have on the river and the river ecosystem. We believe these effects will be significant.

3.5 We consider the information provided by the applicant does not adequately assess these effects or demonstrate how the adverse environmental effects resulting from the development can be effectively mitigated.

3.6 We also consider the adverse effects of the development will compromise our ability, and that of future generations, to sustainably manage our land and will likely have a detrimental economic effect on our farm business.

3.7 For these reasons, we are opposed to the development. Our concerns are outlined in more detail below.

#### **4. Main concerns**

4.1 Of key concern are the effects on the river ecosystem resulting from water discharges from the development. We consider these discharges will significantly increase the risk of flooding on our property and other properties downstream.

4.2 Already, at times of high rainfall the river reaches the top of its banks and can overflow onto the land. For example, in mid-October 2025 a high rainfall event saw river levels rise significantly to near the top of the riverbanks, as shown in the photo below.



*Figure 1: Waitoa River at [REDACTED], Matamata, after high-rainfall event in mid-October 2025.*

4.3 We believe the additional discharges into the river from the development will significantly increase the flood risk, not only for our property but for our neighbours to the north.

4.4 Flood events caused or exacerbated by these discharges will directly threaten our native riparian planting areas and the fauna they support. Similar areas of native planting are located on the land of our immediate neighbour.

4.5 Increased flood events will also mean our paddocks that border the river will be unusable, potentially for long periods. This will have significant effects on our land and our ability to farm.

4.6 We are also concerned that water discharges will increase contaminants in the waterway, undermining water quality and threatening native species. These species include eel and other native freshwater fish, including crayfish.

4.7 Contaminants from stormwater discharges from the development are likely to include microplastics, which present a significant threat to the health of the river and the river ecosystem.

4.8 These contaminants will also affect recreational use of the river. During summer months, the river is used for swimming. Any degradation of the waterway will mean this is no longer possible.

4.9 We do not believe the applicant has demonstrated water discharges can be managed to avoid the potential for significant adverse environmental effects, including direct environmental effects on our land.

4.10 The pond system proposed is of major concern, particularly given any failure of this system will risk causing a major flood event. Given our proximity to the development, our property will be significantly affected should any failure of the system occur.

4.11 We consider that such a major development next to the Waitoa River, an important waterway for the community and the region, is inappropriate and cannot be justified from an environmental or economic perspective.

4.12 We believe the development risks undermining decades of work to improve water quality and ecosystem health, and will be a backward step in efforts to sustainably manage the land.

4.13 The development will also result in the loss of a sizable area of prime agricultural land, and foreclose the future economic use of this land for sustainable farming, at a time when productive land is under increasing pressure from urban development.

4.14 Existing subdivision developments along Station Road are already placing pressure on the local environment. This development will only add to these pressures. We consider the cumulative effects will be environmentally unsustainable.

**5. Additional information**

5.1 In a separate attachment, we have sent additional photos of the river and the fauna it supports. These photos have been provided by Colin Hicks, who farms at [REDACTED], Matamata, on land that borders our property to the north.