

Our Ref JRW::8624.003
Your Ref

11 November 2025

By Email: substantive@fasttrack.govt.nz

Comment: Ashbourne Development at Station Road, Matamata [FTAA-2507-1087] .

We write on behalf of our client, P and M Equipment Hire Limited, to object to the proposed Ashbourne Development at Station Road, Matamata.

Our client's property, [REDACTED] is noted in appendix 3 of Minute 1 of the expert panel & directly adjoins the proposed development site, our client has serious concerns about the effects this development may have on their property.

1. STORMWATER POND AND FLOODING

- 1.1. Our client objects to the proposed stormwater pond adjacent to their western boundary. Our client already experiences runoff issues from the Ashbourne site. The proposed pond will cause excessive flooding and overload the existing pipework and infrastructure. Water will have nowhere to drain and will flood our client's property. This is unacceptable.
- 1.2. The developers have not provided adequate information about the emergency spillway or how they will prevent flooding of neighbouring properties. The Barr and Harris Report highlights serious concerns around water, drainage, and liquefaction. This independent report must be considered by Council when assessing flooding risk at the site.
- 1.3. Council must require comprehensive evidence that our client's property will not flood before granting consent.

2. ODOUR

- 2.1. Our client is deeply concerned that the proposed stormwater pond will result in persistent odour issues due to stagnant water and decomposing organic matter. Such conditions are likely to produce unpleasant smells that will significantly diminish the amenity of our client's property.
- 2.2. Once constructed, the pond will be a permanent feature, and any odour problems arising from poor water circulation or vegetation decay will be difficult, if not impossible, to remediate. This will adversely affect the property's habitability, reduce its appeal for future development, and negatively impact its market value.

Director:
Dylan Gould LL.B

Consultant:
Jon Webb LL.B (non-practising)

Solicitor:
Judy Leeson LL.B MComLaw (Hons)
NZILE Registered Legal Executives
Paula Wild (Practice Manager)
Niki Sullivan
Rayelene Wesley

H.G.Webb House
Corner Victoria Street & Boundary Road
P O Box 132, Hamilton 3240
DX GB 21539
Phone: 07 834 3311
Fax: 07 834 3350
Email: office@webbgould.co.nz

Raglan Office
By appointment

3. CONSTRUCTION DUST AND WATER CONTAMINATION

- 3.1. Our client is concerned that earthworks and the use of heavy machinery during construction will generate significant dust and noise. Dust settling on rooftops poses a real risk of contaminating their drinking water supply, which is collected from rainwater. This could compromise water quality and potentially render it unsafe for consumption.
- 3.2. To date, no measures have been proposed to safeguard our client's water supply. Council should require appropriate conditions to ensure dust suppression is actively managed, water quality is monitored, and alternative water is provided if contamination occurs.

4. CONSTRUCTION TRAFFIC

- 4.1. Daily truck movements along our client's western boundary during Stage 1 construction are a major concern. This is the proposed main site access route and will cause said noise, dust, and safety issues for our client and northern boundary neighbours.
- 4.2. No traffic management plan has been shared. Council must require a detailed plan with limits on construction hours, dust control, and regular communication with affected neighbours.

5. UNAUTHORISED ACCESS

- 5.1. Our client has observed individuals associated with the development entering their property without permission. This constitutes trespassing and is entirely unacceptable.
- 5.2. In response, our client intends to install surveillance cameras and erect clear signage to deter further unauthorised access. Should this behaviour continue, legal action will be pursued. Council must impose conditions that explicitly prohibit unauthorised entry onto neighbouring properties, with appropriate penalties for any breaches.

6. LACK OF COMMUNICATION

- 6.1. Our client has received one brief letter and no other communication from the developers. Our client has not had regular updates despite what may have been claimed. There has been no meaningful consultation about effects or mitigation.

7. INNACURATE INCLUSION OF OUR CLIENTS PROPERTY

- 7.1. Our client has raised serious concerns regarding the apparent inclusion of Odlum Drive in the proposed development plans. While Odlum Drive runs alongside the development site it is not part of the development site. Including it in the plans is misleading and creates the impression that our client's property is involved in the development when it is not.
- 7.2. Our client believes this misrepresentation may be intended to assist in fast-tracking the approval process. This is a major concern and our client has already contacted Matamata-Piako District Council to make them aware of the issue.

8. IMPACT ON HEALTH AND WELLBEING

- 8.1. This development is negatively impacting our client's health and wellbeing. The stress from flooding risk, loss of amenity, construction impacts, contaminated water, trespassing, and lack of communication is causing significant anxiety.

8.2. Our client does not support the proposed ponding on their boundary or the proposed cycle lane.

Yours faithfully
WEBB GOULD LAW


Dylan Gould
Director
Dylan.gould@webbgould.co.nz



Tana Clapham
Law Clerk
Tana.clapham@webbgould.co.nz