

Dear Kumeshni Naidu and Matamata Piako District Council,

RE: Objection to Proposed Plan Change 54: Papakāinga

We received your letter dated 7 November 2022, inviting feedback in relation to Proposed Plan Change 54: Papakāinga. We object to the plan change. We are the immediate neighbours of the proposed Papakāinga development on State Highway 26, owners of 5886 State Highway 26 and have concerns as detailed below;

Traffic

We live on State Highway 26, which is already a very busy road with many cars and trucks day and night. A large development will severely add to this traffic and as it is on a State Highway there are safety concerns about a large number of extra cars pulling onto this road. As New Zealand is striving for zero road toll this would not be a good addition to add to this already busy and dangerous road. We expect there would be consultation with Waka Kotahi on this proposal and traffic safety investigations completed to determine what the impact of this development would be. Could you please advise what is planned in terms of access points and positions.

Services

Another important point to make is the services/amenities. We are not connected to town supplies for water or septic so each of these proposed houses would need a water tank and septic tank with these being serviced regularly.

Impact on Property

We bought our property only about 3 years ago and there was no reference to this proposal in the LIM report. We bought this property as we fell in love with the beautiful farmland around us and as we understood it was Māori Freehold land, so development of the site would be unlikely. Changing this farmland around us to a development:

1. will substantially devalue our property; and
2. impact our amenity value

Development

It would be important to get a sense of what level of intensification we as 'neighbours' should expect. We have concerns that the intensification of the site and what the development outcomes would be i.e., will this be a form of social housing.

The above points outline why we object to the Plan Change which would enable the development. We would like to be kept informed of how this proposal progresses and be given any further information on the Council decision. If it progresses despite objection, we would like Council and any proposed developer to involve us –as a directly affected stakeholder to ensure all reasonable steps to mitigate the impacts on our property.

Kind Regards

Brandon Dromgool and Lyndsay Oldham