

Submission ID: 64308

Submission Date: 2023-02-13
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Schedule 1 of the Resource Management Act (RMA) 1991

To: Matamata-Piako District Council

Submitter's Details

Name (individual/organisation):

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Contact person (if different from above):

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This is a submission on Plan Change 54: Papakāinga

The specific provisions of the plan change that my submission relates to are:

None of the changes address the original submission and concerns from many of the local residents

My submission is:

- We are strongly opposed to this development in the Douglas Road area

1) The fact that one group of people can have different rules for development on their land and another that directly borders that land based on their race is clearly racist. Allowance must be made for all parties to be able to develop their land. This council will not even allow another dwelling on large pieces of land for direct family members yet are allowing multiple homes/businesses etc on adjoining land is unbelievable. Change the rural zoning for all parties in the area

2) These developments will significantly and directly affect the property values of the adjoining or overlooking properties. Council should make allowances to purchase outright the properties that will be directly affected if by making these changes the current owners no longer wish to reside at the property.

3) Douglas Road is completely unsuitable for development; Council are proposing 20+ properties on a 100km/hr road that already has issues with dangerous road use and that is far too narrow for the amount of traffic (it's essentially a single lane road). There are no footpaths or verges on this road, it's essentially a country lane that is not suitable for increased road use.

4) There are no decent services provided for in this area. There is no rubbish, water or sewerage provided by Council, furthermore there is very limited cellular coverage and very poor ADSL internet services. Any further development reliant on the existing network will put a strain on those that already rely on the services to operate

5) Lower parts of Douglas Road are a flood zone, often a swamp and increasingly under water in the recent weather events. Council would never allow development on these pieces of land under normal circumstances and Papakainga should be no different

6) Council has no ability to monitor or control the ongoing maintenance and upkeep of these developments as evidenced by the eyesore/shanty towns that already exist on this road that can't possibly be legal dwellings - how is this Papakainga development going to be any different?

7) What provisions have been made for increased Police/Security presence? Douglas Road is already a hot spot for crime and gang members, assaults, drunk driving and domestic violence, often having police and emergency service call-outs which would far exceed the normal rate of crime for a rural area. Adding more population to the mix will only increase the crime level and subsequently costs incurred by existing residents

7) No detail has been provided around Dog Control and stock safety. Douglas Road is a rural area and as such has large numbers of stock, including vulnerable lambs and calves. Your own Dog Control officers and local Police can tell you that roaming/aggressive and out of control dogs are already an issue in this area with multiple attacks on other dogs and loss of stock through being mauled by roaming dogs. Only very recently another 20 odd sheep were mauled to death by local dogs and your own staff in tears over the incident. Furthermore your staff cannot even visit these homes to investigate without Police being present. This is a major concern for local residents and has not been addressed at all. We can only assume that the addition of more residents will increase the local dog population

I seek the following decision from Council:

Decline the plan change

Suggested amendments:

I wish to be present at the council planning hearing:

Yes

I would be prepared to present a joint case at the hearing with others making a similar submission:

Yes

I could gain an advantage in trade competition through this submission.

No

Please complete the following:

I am directly affected by an effect of the subject matter of this submission that—

- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition

Upload additional info (if necessary):

Notes:

- The submission and decision you wish Council to make should only relate to the contents of the proposed plan change.
- Submissions close at **4.30pm, Monday 13 February 2023.**
- I accept that by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public. After the closing date, all submissions received will be available for public viewing.
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