

**From: The Race Training Zoned Residents Group on the West Side of Te Wanaka Road.**

In response to the Commissioners minute No3 and their request for comment from submitters on the PNCC response to the Commissioners Minute No 1, we comment as follows.

Many of the Residents have been in limbo for many years due to potential rezoning of the Race Training Zone (RTZ) with at least 3 previous proposals to change the zone to residential. When Council had the perfect opportunity (Plan Change C) to finally resolve the issue for the RTZ Residents on the west side of Te Wanaka road they deliberately chose not to.

What's worse is that Council chose to retain a remnant of the RTZ to further disadvantage these Residents due to:

- a. The restrictive nature of this unique and niche zone.
- b. By proposing to allow residential development within the area (just across the road) which up until now, has been restricted.

And since starting the Plan Change C process, Council have refused to acknowledge any issues raised by the Residents who are highly impacted under section 32 of the RMA because they are landowners and stakeholders of the zone.

The Residents are even more disappointed to note Council have found time for further Consultation with other parties since the hearing but have made absolutely no effort to communicate with the residents, acknowledge their concerns or even acknowledge that the residents actually exist.

While the Residents immediate response to the Councils first reply was emotive (with due cause), they believe the points raised, and the comments made are valid and they stand by the content of their first response dated 24 October 2019.

The Residents do not believe it is reasonable for Council to continue to expect the RTZ Residents to continue to remain in a state of flux and sit back and wait for what will be years for their area to be rezoned as part of a much larger area of land which Council currently indicate will start next.

Unfortunately, the Residents as a group, and as individuals, have no sympathy for Council having to do a little bit of extra work, they pay rates that contribute to approximately half of the functioning of the Race Training Zone. Like the east side of the zone, the Residents believe that they should also be entitled to a fair consultation as owners of the western side of the zone. Therefore, under section 32 as impacted stakeholders of the RTZ they had to be consulted from the beginning of proposed plan change C to ensure a robust and fair process.

The Residents reiterate their approach and position that the RTZ is one zone in the district plan (section 21) that functions like no other zone within the city because of its intrinsic unique, specialised and niche operation. The zone cannot be split under the very district plan provisions it was created to protect. There was a fatality prior to District Plan strengthening (within the RTZ) and the Residents do not wish to see their community faced with more incidence of this magnitude. The Residents wish to publicly express that it is inevitable that more fatalities will happen under the Council's current split-zone proposal because the likelihood of an incident is almost certain, and the consequences could be death.

The re-creation of this scenario along with increased traffic flows does not make for healthy reading in terms of both safety and animal welfare. Therefore, the only available approach is to re-zone the entirety of district plan unit 21.

It was Council who chose not to include the west side Residents when they could have and, in the view of the residents, should have so, on that basis they believe Council should include the balance of the RTZ in Plan Change C **now**.

**We sincerely hope the Commissioners will agree with us and ensure PC C is transparent, fair, and robustly thought through.**

As for the intersection upgrade, the Residents weren't surprised by Council coming up with something different to that discussed at the hearing and even recommended by NZTA, during the hearing.

The Residents who attended the hearing all assumed that a roundabout was the safe solution for the intersection because it would solve the speed issue at the same time and NZTA acknowledged that they would support such a proposal. The lower speeds created by a roundabout were also advantageous to the development by reducing noise setbacks which effectively make more land available for housing.

Residents accept that a separate construction traffic entrance could be established while the site is first being developed but the Residents do not believe it will be a long-term solution for the site:

- Because of the impact it will have on other traffic (Temporary speed limits, right turning into the site, perhaps stop/go control).
- Because of cost of such traffic control long term and the financial impact it will have on the development long term (\$1,500 to \$3,200 per day).
- Because house building traffic, will use Te Wanaka Rd and this traffic could continue for years.

In fairness, the Residents really have no faith in the Council's traffic assessment because it made no reference to construction traffic at all and it looked at existing traffic flows over a very small time window. The cynical would suggest that it was prepared for a purpose.

Residents believe that as building traffic reduces (as houses get built), traffic will stay at a similar volume due to new residents. The existing intersection must experience a major increase in traffic volumes because without the volume increase, the project will take a huge amount of time to build.

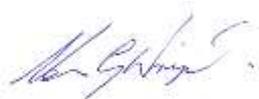
Also, if Council are planning to develop City West, isn't the roundabout the best long-term use of funds. The Residents note a roundabout has been proposed by City West for this intersection as well so they find it difficult to believe Council will spend money developing an intersection knowing full well that it will be wasted expenditure in the very short period of time.

The Residents strongly disagree with the Council's short term proposal of a right turn bay and 80k/h speed limit. The Residents use this intersection every day and don't believe this solution will be any safer than the existing intersection layout.

The Residents strongly recommend that Council look to future demand and focus on producing a safe intersection **for** all traffic.

**PREPARED FOR:**

**Affected Residents on the Western Side of Te Wanaka Road  
Race Training Zone**



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