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To: **The Commissioners**
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Plan Change C: Kikiwhenua Residential Area

Response to Commissioners' Minute No 3

Plan Change C Amendment

We would like to thank the Commissioners for giving us the opportunity to comment on Councils responses to the Commissioners Minute No 1.

Firstly, we agree with the content and tone of the Residents initial response to the Councils first response to minute No 1.

We are also very disappointed with the Council reply to the Commissioners request that Council consider an amendment to Plan Change C. We felt this gave Council an opportunity to address a major failing in the preparation of Plan Change C. It is very unfortunate that Council have not made the most of the opportunity and that they continue to ignore the impact Plan Change C will have on the Residents in the remnant of the Race Training Zone (RTZ).

In our view, Council only have to read Section 21 of their own District Plan (Race Training Zone) to determine that a remnant of the zone cannot function with horses and based on our experience, when trying to establish something else (a temporary office) in the zone, the planning rules in Section 21 were used to reject our application.

We believe there is enough evidence to show that any remnant of the RTZ will be **land without any opportunity**.

The Commissioners Minute, Direction 1, shows that the Commissioners clearly understand the concerns of the residents if they were left in the RTZ. We cannot understand why the Council don't see the issues.

We cannot agree with Councils proposal to include the remnant in a future, much larger plan change as being an acceptable solution. All this will do is put us and the residents back in limbo again for another 3 years plus. This isn't acceptable.

If the Council used limited notification surely, they could cover off an amendment quickly and easily. There are about 13 additional landowners between the RTZ and Shirriff's Road and the bulk of these are small lots on the corner of Pioneer Hwy and don't border the RTZ. We are sure the amendment process could be made a lot simpler and easy to do than has been described in the Council response. This rezoning process has been going on for years so all of these residents would have been notified of the proposed Plan Change C so on that basis it is highly unlikely that these residents won't be aware of what's happening.

We note Council make several claims that an amendments will impact on resources and that that a merger is 'complex and arguably impossible' and yet they say in clause 13 that their full assessment would have considered the option of a variation had the advancement of Kakatangiata not taken place.

We suspect a variation may attract 2 or 3 submissions at the most. We believe Council already has the bulk of the background information required to progress the amendment because they have been working on this area on and off for at least 8 years.

We find it hard to believe that Council would actually suggest sorting this out in the Environment Court (clause 25), we would have thought some discussion would have been a better way forward but unfortunately Councils' response still refuses to acknowledge the west side Residents in any way. We also find it interesting that Council can find time to consult with Iwi since the hearings but have found no time to communicate with the residents who's concerns would have to be equally as great.

Advice given to the residents suggested that not consulting with the West Side residents in the RTZ is a major procedural flaw in Council process and we believe the Commissioners Minute No1, Direction 1, supports this advice.

We look forward to seeing a sensible solution to this aspect of Plan Change C.

Te Wanaka Road Intersection

We totally disagree with Councils proposal to reduce the speed to 80kn/hr and install a right turn bay as a safer solution for traffic management at the Te Wanaka Rd intersection.

During the hearing, considerable time was spent discussing a roundabout and NZTA supported this solution. At the time Council also appeared to support this option saying funding was available over two years. Their response still appears to support a roundabout long term but indicates the Right Turn Bay as a better option in the short term. This level of expenditure for a short-term solution makes no sense based on the information provided in the Council response.

There was also discussion around a separate construction traffic entrance off Pioneer HWY. In our view this would be a short-term solution with the costs and the traffic disruption soon outweighing any benefits.

Traffic volumes will increase substantially through the Te Wanaka – Pioneer intersection when this project starts and for a substantial time afterwards.

Council are also discussing the City West development with its developer and their proposal is to install a roundabout at Te Wanaka road intersection for their development.

In our view, any form of right turn fix won't be enough to make the intersection safe for all users and using this solution for even a short time will be a waste of money.

A roundabout has a number of short- and long-term benefits:

- Provides a free-flowing safe intersection for all traffic
- Supported by NZTA
- Suitable for City West as well
- Lowers the speed at the intersection and along the road
- Decreases the noise setback inside the property which makes more land available for development

We believe the construction traffic assessment we prepared as part of our submission is an accurate assessment of the traffic flows required to first build the subdivision and then to build the houses within the subdivision. The bulk of this traffic will go through the Te Wanaka road intersection because it will be too expensive and disruptive to maintain a temporary access. These volumes are substantial and from a safety aspect alone should justify to construction of a roundabout, sooner rather than later.

Thanks once again for the opportunity.

Prepared By

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