

G. J. FINN

Good afternoon Moring

- Currently the area is accessed via North Taieri Road which is a single road in and single road out.
- North Taieri Road is classified a
- in short, Collector Roads are busy roads that feed traffic to arterial routes which in this instance would be SH1
- the immediate area currently experiences high traffic volumes especially during school drop-off and pick-up periods
- the rezoning of land and establishment of residential housing at a density that is yet to be determined will undoubtedly increase the total number of vehicles in the area and exacerbate the current traffic issues
- based on data from the NZTA Research Report 453 (Trips and Parking Related to Land Use) suggests a traffic generation rate of one vehicle per hour per unit in the peaks and eight vehicle movements per day.
- this increased number will compromise both the road user and pedestrian safety especially as this traffic will be required to pass the Abbotsford School which is the only primary school within this catchment
- this too will have an effect on the expected parking demand within the vicinity of the school that has potential to adversely effect the amenity of the immediate and surrounding area
- little consideration has been provided for the traffic effects that will result from this proposal

Impact on ABBOTSFORD SCHOOL

- The resultant residential subdivision has the potential to result in overcrowding of the Abbotsford primary School.
- The Grandvista subdivision that occurred a number of years ago provided additional students to the school population and this proposal will ultimately lead to an increase in the school roll.
- Without the provision of additional resources - classrooms, teachers etc. this proposal had the potential to result in classroom overcrowding that could affect children's education.
- no consideration has been given to the effect this will have on the community infrastructure.
- I have viewed the shambles several times when parents arrive to uplift their children when school closes in the afternoon and am amazed that at date there has not been a fatality when children are loaded into their parents vehicle from the roadway. This has concerned me to the extent that I have been to the school and openly discussed the issue with the Rector/Headmaster pleading with them to educate the parents to load their children into the vehicle removing the danger.
- With the increase in traffic at school starting and finishing times this will create a greater problem than what currently exists, and there is no more roadway available for the parents vehicles than what is currently available.

Hazards:

We note that the applicant's consultant (Emma Peters) response references hazards - landslip, coalmine, inundation etc.

It is evident the subject land is affected by hazards and this was a contributing factor where the Council in its earlier determination noted that "**Significant natural hazard risks identified**".

The purpose of the application is a Residential rezone of 'area 1' and 'area 2' of 188 North Taieri Road in accordance with the structure plan and application of a structure plan mapped area.

Residential housing will result, and the subdivision of land will be required to create individual lots.

The issue of hazards has implications in terms of s106(1)(a) of the Act (attached below) which applies to subdivisions.

1)

A consent authority may refuse to grant a subdivision consent, or may grant a subdivision consent subject to conditions, if it considers that—

(a)
there is a significant risk from natural hazards; or

It is evident that Geosolve (the applicants geotechnical engineers) have not undertaken a comprehensive assessment of the hazards but rather "*a preliminary engineering geological appraisal ... has comprised a site inspection and desktop review of existing information, relating mainly to natural hazards and coal mining hazard.*"

They add further that "*not all areas of the property have been mapped or assessed and the intent at this stage is to provide broad comment on any potential constraints to residential land use from the geotechnical point of view, based on general visual observations and preliminary interpretation only.*"

On page 5 of their report and in reference to Landslide Hazard, Geosolve advise that '*further investigation will be required for any subdivision within Areas 1 or 2...*' and that '*the exact location of the landslides and any setbacks should be determined by detailed geotechnical investigations at the subdivision consent stage*'.

Similarly, on page 7 in reference to Liquefaction, Geosolve advise that "*consequently no liquefaction hazard is expected to apply to Area 1 and 2, however full confirmation generally requires some subsurface investigation.*"

Unfortunately this report is the subject of further extensive reports and is therefore entirely inconclusive.

The failure to provide comprehensive information in support of the proposal at the rezoning phase but for their reliance at subdivision stage does not assist the Council in making an informed decision of this proposal.

The application does not provide the Council with the information or confidence that this proposal can proceed.

Decision Sought:

That the application be declined.

