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Sent: Friday, 16 February 2018 1:45 PM
To: zzDL PCSubmissions
Subject: Plan Change 53 submission

Plan change Submission 53 Submission

Attention policy Team Plan change 53

I have had a look through this plan change and would like to make some comments in relation to the changes proposed.

Firstly on the matter of community facilities.

I disagree that a health centre is a satisfactory replacement for the initially proposed swimming pool. As a local resident I am happy with the existing large health care facility available as in the Wanaka Medical Centre which is ideally located on a main road with ample parking.

I would like to see the proposed indoor pool replaced with an outdoor pool complex similar to that in Albert Town and Pen Bay and would argue that this is what section purchasers were led to believe would be available and is a more suitable community facility and what was wanted. The tennis court should also be two courts not one as per the original plan. One court will be in high demand even with the existing houses. With regards to provision for more commercial development I currently oppose this based on the lack of thought and design included in this proposed plan change for traffic management in what is going to be a high density residential area. Currently Mount Linton Drive has become increasingly dangerous and is being used as an access road by developers and builders into the new Northlake development and this has potential to increase. This is not in line with what should be a quiet residential road with traffic less than 40km and safe for families who have purchased properties in a residential area and are living in a what is now like a commercial zone. . Any further commercial development will make this worse. The plan change needs to include traffic calming measures for Mount Linton Avenue and also Northlake Drive such as speeds bumps and narrowed road sides to discourage commercial use of this road which runs through firstly a rural residential area into high density housing. Currently it has become a big issue of concern and needs to addressed urgently to ensure that it is only used as intended and is a safe road for residents in the area which it currently is not.

Any further building consents/resource consents should stipulate that the Outlet Road must be used to access to use the new Northlake site by any builders, tradesman, commercial development etc.

Whilst I am not entirely in opposition to the idea of a small supermarket I would like to point out that three parks has far better road access and is better sited for ample parking. Also currently whilst a large number of sections have been sold in the new Northlake development I understand that most of them have been purchased by building companies and so as yet very few individuals. For this reason I would oppose any plan for a supermarket and any other commercial development until such a time it can be shown that sections/ houses are owned by individuals in the development and that a third supermarket is actually needed and have the opportunity to provide their input. Given that three parks is earmarked for a much bigger supermarket , this should be sufficient and far better positioned with regards to access at this time. If people from outside the Northlake development are driving in to use it is far more accessible and suitable for them to use the three parks area and it makes more sense to keep this as a commercially developed area. With regards to the retirement village the location is again questionable. 4KM from town, not easy walking to the lake and clearly a money making venture for the developers. Again I would like to see the community facility obligations fulfilled with a swimming pool before any other development is allowed and the road infra structure dealt with.

In summary

there are a number of items in this plan change that should not go through at this time until it can be demonstrated that there is an actual need and also that there will be sufficient action taken put into

protecting the existing residents lifestyle and safety, particularly with regards to Mount Linton Avenue and its use as an access road which is currently becoming dangerous. I would be very happy to provide more information with regards to this matter. I would expect at the very least that this road has large speed bumps and restricted width put in place but would like to see it become a no through road.

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