

## **Hearing statement for Amberfield resource consent application**

### **Neil Edwards: submitter number 26**

1. I assume that the Hearing Panel has read our submission. My intention is to give a quick summary of our interest in the proposal and then to provide a brief response to the proposed consent conditions, as we understand them.

#### **Background**

2. We have lived at 71 Weston Lea Drive since May 1988. Our property is at the northern end of the proposed Amberfield development. We have raised our three children here and love our slice of rural lifestyle within very close proximity to the city. Many of our neighbours have been here for as long, or longer than us, and we all enjoy the sense of community and rural amenity of the area.
3. The Amberfield proposal has been a lot for us to get our heads around, especially with the huge number of documents that have been lodged and the very technical nature of those documents. At the same time, Council has been consulting with the community about the new bridge and this has also been a lot for us to try to understand. We (and our neighbours) are anxious about what all of the changes will mean for us.
4. We are naturally cautious and concerned about the Amberfield proposal due to the significant change some 900 residential lots will involve and due to the close proximity to our home.
5. We are not opposed to progress and accept that development of the Peacocke area is inevitable. Our main concern is to ensure appropriate conditions are placed on the development so that the subdivision is safe, sustainable and able to be integrated with the rest of the Peacocke area when that is developed.
6. I have read the conditions proposed by the section 42A report and the Applicant's planner's track changes to those conditions. I think that there are three key areas for us – stormwater, traffic and wastewater.

#### **Stormwater**

7. We thank the Council for proposing and the Applicant for supporting condition 143, which relates to stormwater from 71 and 84 Weston Lea Drive. We understand that condition to require consultation with us about drainage and the provision of an easement if the stormwater flows from our property over the Amberfield land. If this is what is intended, then we support this condition and look forward to future discussion with the Applicant.

#### **Traffic**

8. In response to concerns about the traffic effects of the development, we understand that condition 14 is proposed in the section 42A report to limit the development to 350 lots unless monitoring shows development beyond this will not exceed an acceptable

level of service. We also understand that condition 16 effectively limits the development to 500 lots until the new bridge is completed.

9. We are very concerned about traffic congestion. While it has been difficult for us to properly read and understand the technical traffic assessments, it does not appear that congestion or traffic safety at the Peacockes Road/Norrie Street intersection has been considered. This is a stop sign intersection and there can be long queues there in the morning.
10. We have also read about Council's plans to put in place traffic calming on the key roads but we are still very concerned about the safety of children who play on these residential streets, as well as cyclists and pedestrians.
11. We understand that the current plan is for the bridge to be finished by the end of 2023. We think that the development ought to wait the completion of the bridge. We are concerned that with 350, or up to 500 houses, there will be long traffic delays at all of the intersections as well as risking the safety of people in the area.
12. We also have concerns about construction traffic and how the timing of construction traffic for Amberfield will impact on the timing of the construction traffic for the bridge construction. If the Amberfield construction happens at the same time as the bridge construction, there will be a huge increase in heavy traffic on our narrow country streets (as well as through the residential areas). We are not sure if this has been factored into the traffic assessments.

### **Wastewater**

13. We understand that the Applicant proposes to pump wastewater in a pipe under the river until the bridge and pumping station are completed in 2023 and it can then be pumped along the bridge. This seems like a lot of extra effort to us for a very short period of time. Given the other timing issues we think that it would be better to delay completion of the first lots until 2023 and connect directly to the new wastewater system.

### **Conclusion**

14. There seems to be a rush to get the Amberfield subdivision completed before key infrastructure is in place. We think that more thought ought to be given to coordinating with the upgrade of key infrastructure. At the same time, the Peacocke area is likely to be changing a lot. Once construction work starts on the bridge and the roading is upgraded the area will change a lot. That might make the Amberfield development less intrusive for those living in the community.
15. Thank you for the opportunity to speak today and explain our concerns.