

Submitters Details;

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I gain no trade advantage in this submission

I oppose the Memorial Business Park Provision Proposal and seek that the provision be deleted.

Thank you for the opportunity to submit my opposition to the Memorial Business Park Provision Proposal.

Thank you for providing the detailed and technical reports that were commissioned to support the proposal. Though they made interesting reading and attempt to mitigate any potential issues, the reports appear biased in favour of the development and dismiss impact of the development as minimal. This I disagree with, as the Memorial Business Park any of its associated negative impact, whether minimal or not, is not wanted. I would like to make the following points;

- The 31st January 2015 deadline for submissions does not leave adequate time for commissioning independent analysis of the reports. With Annual leave and Statutory holidays there are in fact few working days in which to engage in report analysis, nor do community members have the financial resources to engage independent professionals.
- The reports refer to the existing land use as being uneconomic. This is irrelevant as the land would have been purchased by the existing landowners as uneconomic rural land and the expected capital gain would be realised upon re-selling the land later at an inflated price or, with rezoning of the land to allow business, retail and industrial, at a greatly inflated price.
- The photographs contained within the reports give an unfair impression that the land is idle wasteland in much need of development. This is not reality. Photographs can be provided that show the successful current use of the land with grazing, horse jumping, hay making, etc in a desirable rural lifestyle block setting.
- The council owned component of the property frontages of the area proposed has long been neglected by the council with minimal maintenance and development. Whilst I fully support the council in not seeing this as priority in these current post-quake times, I feel the council could have done better in presenting this area as a show piece to the entry of our city.
- The proposed traffic entry and exits onto Memorial Ave appear to impede the flow of traffic and is incongruent with providing a free-flowing arterial route and link to the airport.
- The proposed traffic entry and exits onto Avonhead Road must have more than a minimal impact as claimed, and must add to further congestion of suburban streets, particularly with service vehicles.

- The proposal reports does not appear to address the potential problems with dust, heavy trucks and machinery during the construction phase.
- Any negative impact on our existing retail or trade services in our community or city is not acceptable.
- If the proposed 800 staff employed on the site by 2017, given that half may bring their cars to work on any given day, and most of the provided parking will be reserved for customers and clients, where in the local suburban streets will the 400 odd cars park, every day, all-day.
- The proposal allows for the construction of buildings, streets and landscaping that will in a few short years have aged whereas the existing land vista is timeless.
- Our forefathers, ancestors, neighbours, community all fought hard in previous years to preserve the green belt in this area. It will be disrespectful now to ignore their vision.
- It does not appear necessary to commit the land commercial use for short term financial gain when there are other sites available.
- With the Memorial Ave / Johns Road intersection layout changes, the opportunity exists to preserve the existing entrance to our city with its rural and garden city aspect and develop attractive landscaping that will be a show-piece of city design – not just another business park “pepper-potted” around the city built in haste.

I urge the council to reject and delete the Memorial Business Park Provision Proposal.

I do not wish to attend a hearing in support of my submission but would appreciate being notified of any changes or developments.

Thank you.

Barrie Symon