

Your Comment on the Takitimu North Link – Stage 2

If you wish to make comments on the application, please include all the contact details listed below with your comments and indicate whether you can receive further communications from us by email to substantive@fastrack.govt.nz.

1. Contact Details			
Please ensure that you have authority to comment on the application on behalf of those named on this form.			
Organisation name (if relevant)			
First name			
Last name			
Postal address			
Home phone / Mobile phone		Work phone	
Email (<i>a valid email address enables us to communicate efficiently with you</i>)			

2. We will email you draft conditions of consent for your comment			
<input type="checkbox"/>	I can receive emails and my email address is correct	<input type="checkbox"/>	I cannot receive emails and my postal address is correct

Thank you for your comments

Comments from Robert Hicks, [REDACTED] regarding application for Fast-track of Application FTA087 Takitimu North Link Stage 2

My thanks to the panel for inviting me to comment.

I am a long term resident of Francis Road and a descendant of the Francis family who have been farming here since 1908.

My children are the 5th generation and are actively involved in our organic kiwifruit and avocado orchard.

Francis Road and the adjacent land on Omokoroa Rd is now zoned as residential and industrial and a small area of Francis Road is zoned as Future Urban with a view to it being zoned industrial (refer Chris Bishop's notes in his decision to leave this area Future Urban).

My concerns regarding the project are largely centred around the proposed future alignment of Francis Road where it passes [REDACTED] (my sister's property).

I don't think full consideration has been given to this section of Francis Road in the context of urban development.

What is planned is an alignment of the road that will require substantial earthworks to lower it to an acceptable gradient. In doing so a large escarpment will be left on the north eastern side of the road [REDACTED] rendering a substantial area of residentially zoned land (10,000 square metres) unusable for anything apart from plantings.

This land will be purchased at residential land values and then effectively be used to create a 1 in 3 planted slope. No serious consideration seems to have been given to saving it and utilizing retaining walls. No consideration seems to have been given to the lost yield of residential land.

I believe the approach is more in keeping with a state highway buffer in a rural area. I can understand how this has occurred as this area of Omokoroa is the only residential area within the wider Takitimu North Link stage 2. I believe it has largely been overlooked as an option as it was outside the given parameters of the team tasked with plotting the future road alignment.

There is however a simpler and substantially less costly alternative to redirect the road and to skirt around the hillside, utilising the existing flat contour land to the south west through the neighbouring kiwifruit orchard [REDACTED]).

This land has already been identified and included as part of the roading corridor.

Utilising this land will also prevent wastage of future urban zoned land on that side of the road and improve the overall streetscape on both sides of the road to better tie in with residential development.

I am more than happy to meet with the panel and further explain and clarify this in person and on site.