

25 October 2022

Tony Quickfall  
Manager District Plan and Growth  
Freepost: 167662  
Waipa District Council  
Private Bag 2402  
Te Awamutu

Kia Ora Tony,

**Submission as Affected Party to Proposed Private Plan Change 20**

Tainui Group Holdings Limited (TGH), as owner of Tainui Development Limited (TDL) would like to make a submission on the PP20 as an affected party.

As a back ground,

- TDL will not gain an advantage in trade competition through this submission.
- TDL are directly affected by the subject matter that adversely affects the environment and does not relate to trade competition.
- We do not wish to be heard / attend or speak at the council hearing in support of this submission.
- We will not consider presenting a joint case if other parties make a similar submission.

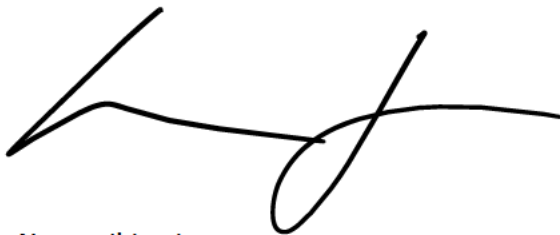
There are several areas that we **OPPOSE** the plan change on. Please find those detailed below.

1. Opposed - There is insufficient certainty with respect to the design form concept for the staged transport infrastructure works at the SH3/Ingram Road intersection;
2. Opposed - There is insufficient certainty with respect the timing "*After construction of the proposed SH3 roundabout access into Northern Precinct*" of the proposed intersection;
3. Opposed - There is insufficient certainty with respect to funding for the SH3/Ingram Rd intersection indicated as residing with Waka Kotahi and Waipa District Council;
4. Opposed - It is unclear what, if any, restriction to access is implied in the event development is progressed on Ingram Road as a result of the Staged Transport Infrastructure indicated for the SH3/Ingram Rd intersection;
5. Opposed - The Structure Plan will generate additional traffic movement demands on the SH3 corridor past the Ingram Rd intersection. There is no assessment of the potential traffic impacts on the intersection, which currently supports all traffic turning movements, or the extent to which full turning accessibility at the intersection may be able to be retained;

6. **Opposed** – The Structure Plan has not considered or assessed alternatives for access at SH3/Ingram Road that could potentially retain all movements where an alternate speed limit is established in a way that supports long term accessibility there;
7. **Support with condition** – The proposed walking/cycling link along the east side of SH3 linking the Northern Precinct with the Western Employment Precinct of Titanium Park appears to stop at Ingram Road and should be established to provide safe connectivity over the full length between the two precincts including either along the full length of Ingram Rd or an alternative route;

TGH wishes to be heard in respect of its submissions.

TGH is willing to engage with the applicant in respect of these submissions and reserves the right to withdraw its submission because of satisfactory resolution.

A handwritten signature in black ink, consisting of a series of fluid, connected strokes. The signature starts with a sharp upward stroke on the left, followed by a series of loops and curves that extend to the right.

Ngaa mihi nui

**Leon Johnson**  
Leasing Manager, Tainui Group Holdings