

Mr Paul Thomas is the service address for the submitter but is currently in another unrelated hearing. Could you please provide the following response to the Hearing Commissioners and other Submitters.

On behalf of Pioneer City West Limited and Heritage Estates Limited ("**the submitter**") we respond to the Commissioners' Minute No.3. The submitter's land interest is approximately 22.5% of the PNCC 2010 City West Urban Growth Strategy that framed Palmerston North City Council's ("**PNCC**") mandate for PC-C and the wider plan change Kakatangiata area, including the Submitters notified Plan Change B land at Pioneer City West. The submitter shares the Commissioners' concern (item 3) and provides the following comment in response to item 4 (a) and 4 (b).

Pioneer City West Limited addressed these issues in their notified PNCC Plan Change B with a four-armed roundabout to provide safety and connectivity for the greater City West area, (including the area now renamed as the Kakatangiata Area). With reference to PNCC's 31 October 2019, "*Third response to Commissioners Minute of 13 September 2019, item 6*", and based on the Submitter's previous discussions with the New Zealand Transport Agency ("**NZTA**") the submitter understands that the speed and design of the intersection are subject to NZTA's approval.

In reference to Commissioners Minute 3, Item 4 (a) the submitter suggests if PNCC could notify the Kakatangiata area Plan Change by the end of 2020 and include the Te Wanaka Road west land-owners in that Kakatangiata area Plan Change, then any adverse effect of delay on the Te Wanaka Road west land owner's (submitters) by not being included in the current Plan Change C would be significantly reduced.

With respect to the Commissioners Minute 3, Item 4 (b) PCWL supports a four-armed roundabout that engages their landholding and provides for safety and connectivity. This should be constructed as a first and final solution. The cost of the upgrade of the intersection, specifically the roundabout should be funded through development contributions taken across the wider plan change area.

Kind regards, Amanda

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