

29 January 2010

Rangitikei District Council
Private Bag 1102
Marton 4741

Level 1, Seddon House
Park Place
PO Box 345
Wanganui Mail Centre
Wanganui 4540
New Zealand
T 64 6 349 6520
F 64 6 345 7151
www.nzta.govt.nz

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Privately Requested Plan Change 25
Rangitikei District Plan

I refer to the above plan change which seeks a Special Commercial Zone fronting Bridge Street (SH1) and Dalziel Street, Bulls. I can advise that the NZ Transport Agency (NZTA) does not wish to submit on the plan change. The applicant's consultants met with NZTA on two previous occasions to discuss the proposed plan change and to seek our views on opportunities to mitigate any adverse impacts on the safety and efficiency of the adjoining state highway. Matters discussed at the time related more to specific detail concerning the form of commercial development which could occur on the site.

NZTA would like to be consulted prior to any final design for development on the site being notified by way of a resource consent application, if required or to it being approved by Council. NZTA has identified a small number of issues of concern with the indicative development plan submitted in support of the plan change. These issues for most part relate to vehicle movements, use of the side road and on-site parking provision. In my view these issues can be easily resolved and would be more appropriately worked through directly with the applicant rather than to raise them at this plan change stage.

If I can be of any further assistance on this matter please do not hesitate to contact me.

Yours sincerely



Jeff Mitchell-Anyon
Resource Planner