

WAIMAKARIRI DISTRICT COUNCIL

MEMO

FILE NO AND TRIM NO: DDS-14-05-12.02 / 240830147390

DATE: 9 September 2024

MEMO TO: Waimakariri District Plan Hearing Panel

FROM: Mark Buckley, S42A Stream 12C LLRZ Rezoning

SUBJECT: Request for time extension – Hearing 12C and 12E expert conferencing associated with potential cumulative effects on the transport network; and

Hearing 12C Rezoning Conferencing

Cumulative Effects on Transport Network

1. The purpose of this memorandum is:
 - a. to seek a time extension to enable Transport Technical Experts to conference on cumulative effects on the transport network associated with the proposed rezoning of land for Large Lot Residential in Mandeville, Swannanoa and Ohoka, and rezoning of land for General Residential and Medium Residential Zones and Industrial in Kaiapoi;
 - c. to provide the panel and submitters with a proposed list of expert witness conferences resulting from evidence presented at the Stream 12C hearing that Council considers would be appropriate for further conferencing to occur; and,
 - c. to seek clarification on the scope of transport conferencing in relation to Stream 12C and 12D on behalf of Mr Shane Binder and transport technical experts.

Transport Conferencing

Transport Conferencing Scope - Location

2. As identified in the 12D¹ and 12C² hearings, the panel has asked questions of the cumulative effects of rezonings on the traffic network.
3. In order to scope the locations on the roading network where cumulative effects might arise, Mr Binder has marked the locations in Figure 1 which show the three main intersections identified by Mr Binder upon review of rezoning evidence as the locations where traffic operations issues are most likely to occur. Mr Binder has informed me that traffic safety issues are more widespread along the corridor's intersections and links between.
4. The Tram Road / SH1 motorway interchange is one of the main areas identified by Mr Binder where the transport network could have issues associated with safety and operations. This was highlighted in Mr Binder's evidence for both 12C and 12D rezoning

¹ https://www.waimakariri.govt.nz/_data/assets/pdf_file/0031/164578/STREAM-12D-SUMMARY-STATEMENT-SHANE-BINDER-TRANSPORT.pdf

² https://www.waimakariri.govt.nz/_data/assets/pdf_file/0015/163113/Appendix-F-Part-1-Transport-Advice-Shane-Binder-4-April-2024.pdf

hearings. In addition to any potential traffic issues from Mandeville and Ohoka, Mr Binder's preliminary view is the rezoning of residential and industrial land in Kaiapoi could also contribute towards congestion at the interchange and traffic safety risks.

5. As a result, Mr Binder considers as rezonings within Kaiapoi may have an effect on traffic at the Tram Road / SH1 Interchange, it is prudent other transport technical experts should also have the opportunity to attend the conferencing.

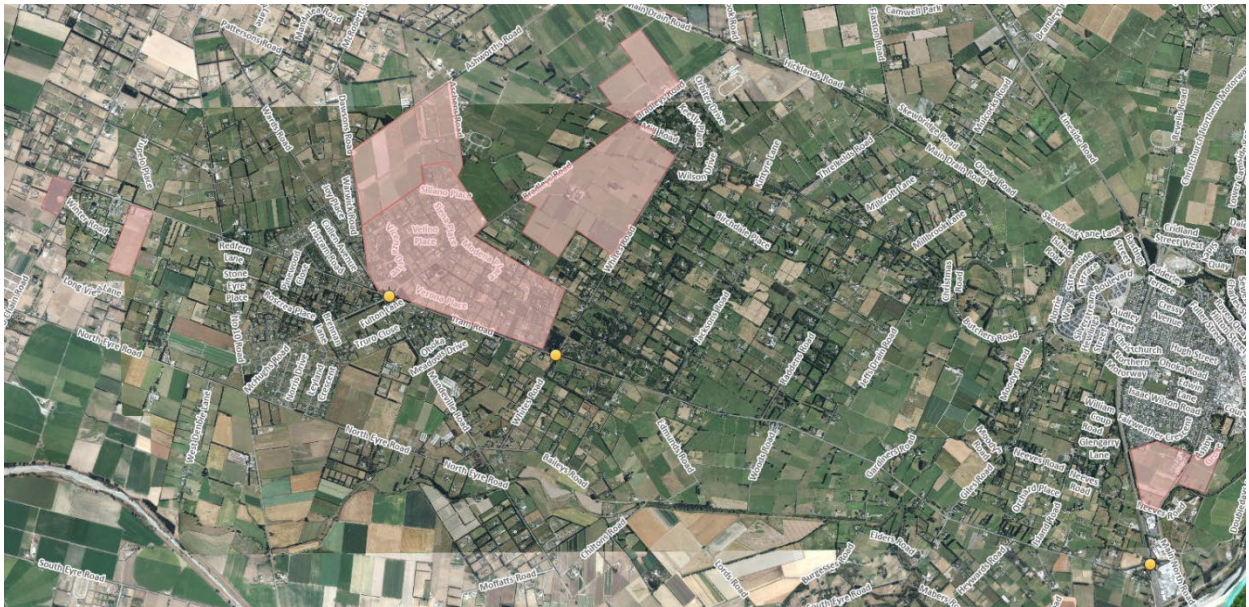


Figure 1 Plan showing location of main transport safety issues associated with proposed rezonings in Mandeville and Ohoka (orange dots).

Transport Conferencing Scope - Submissions

6. In preliminary discussions relating to the expert conferencing an issue of interpretation has arisen in respect of the panel's question in Minute 33 in relation to "*all requested rezonings*". Mr Binder has discussed with the other experts who have agreed to seek clarification on this question via Council (Dave Smith, Andy Carr, and Nick Fuller).
7. Firstly, the experts seek clarification as to whether only the submissions made in Streams 12C and D should be considered, or if submissions from other streams are to be considered where they may affect the roading network in and downstream of the Swannanoa / Mandeville / Ohoka area?
8. Secondly, the experts seek clarification as to whether the rezonings to be considered are only those where the submitter has provided detailed transportation information and engaged an expert, or if every submission seeking a rezoning in Stream 12C is to be considered (even where the submitter has not provided a detailed transportation assessment and/or has no expert attending the conferencing)?
9. In the latter case, the experts highlight that to answer the Panel's questions they may need to undertake some transportation analysis of those sites and/or commit to mitigation measures, with which the unrepresented submitter might not agree. This would be an additional cost to the submitters who have engaged the experts involved in this conferencing as part of the Proposed District Plan submissions process.

Proposed Time Extension

10. As a result of the above Mr Binder has agreed collectively to seek a time extension for the completion of expert conferencing.
11. In order for the aforementioned conferencing to be undertaken it is recommended that the reporting date of 13th September 2024 to the Hearing Panel as outline in Minute 33 be extended to 11th October 2024.
12. The above timeframe request is also sought as one of the Council's experts (Mr Gregory) will be unavailable for the remainder of September due to unforeseen circumstances. Council staff are seeking an alternative Transport Engineer from WSP to takeover Mr Gregory's role in the expert conferencing.
13. Noting the process and timeframes for Hearing 12C, 12D and 12E, I do not consider that any prejudice would arise in respect of the requested time extension. This is for the reason that most of the technical experts associated with the rezoning requests are involved with the expert conferencing.

Expert Conferencing Scope – Other matters

14. Council has been advised by its technical experts that additional cumulative effects conferencing on water, wastewater and stormwater is not required, over and above that directed by the panel in Minute 33.

Hearing 12C Rezoning Conferencing

15. As evident from the S42A LLRZ Rezoning officer report and evidence presented at Hearing Stream 12C, there were several rezoning requests that may require amendments to ODPs or clarification of some technical information prior to a formal right of reply being completed. It is proposed that conferencing occurs between technical experts and planners to address the issues around the ODP and any narratives.
16. The table below identifies those rezoning requests where technical information was provided and where expert conferencing may help to address matters prior to the final right of reply. The table provides the panel with the scope of proposed conferencing that would be initiated by Council. Technical experts required for conferencing are also listed in the table below.

Rezoning	ODP Issues	Technical Experts
Probable rezoning		
SURVUS - 25 Ashley Gorge Road, Oxford	Stormwater management areas	Fiona Aston (Planning) Cameron Mars (Survus) John Aramowicz (WDC) Mark Buckley (Planning)
Stewart Fletcher - Fawcetts Road, Ashley	Transport, Stormwater management areas, reserves	Stewart Fletcher (Planning) Shane Binder (Transport WDC) John Aramowicz (WDC) John Read (Greenspace – WDC) Mark Buckley (Planning – WDC)
Alistair Cameron - Auckland Street, Ashley	Transport, stormwater management areas	Clement Malony (Engineering) Peter Glasson (Planning) Shane Binder (Transport WDC) John Aramowicz (WDC) Mark Buckley (Planning)

B and A Stokes - 33 Gressons Road, Woodend	Stormwater management areas	Andrew Hall (Infrastructure) Jonathan Clease (Planning) John Aramowicz (WDC) Mark Buckley (Planning)
Rainer and Ursula Hack – 110 Parsonage Road, Woodend	Planning	Bernard Warmington (Align) Mark Buckley (WDC)
Crichton Developments Ltd – 145-167 Gladstone Road, Woodend	Planning	Georgia Brown (Novo Group) Mark Buckley (WDC)

17. I consider it important to note to submitters that the officers right of reply for Stream 12C will consider all evidence presented following the s42A report preparation, with the above conferencing limited to where expert evidence was provided, and matters which remain in contention.

18. I note that the panel has the ability to direct conferencing to occur between the parties. To assist the panel, Council considers that directions are not required for the parties listed in the table above as conferencing has already been initiated for some of the submitter (Dave Smith, Andy Carr, and Nick Fullers).

Summary

Following the above, this memorandum seeks the following:

1. Clarification of the matters in paragraph (7) and (8) on behalf of Mr Binder and the Transport Technical Experts,
2. Time extension to the 11th October is to allow for further conferencing for transport and planning,
3. Panel notes the proposed conferencing in the table above.