



WAIMAKARIRI  
DISTRICT COUNCIL

# District Planning and Regulation Committee

## Agenda

**Tuesday 22 February 2022**

**1.00pm**

***Council Chambers  
215 High Street  
Rangiora***

***Members:***

Cr Neville Atkinson (Chairperson)

Cr Kirstyn Barnett

Cr Wendy Doody

Cr Niki Mealings

Cr Philip Redmond

Mayor Dan Gordon (ex officio)

**DISTRICT PLANNING AND REGULATION COMMITTEE**

**A MEETING OF THE DISTRICT PLANNING AND REGULATION COMMITTEE WILL BE HELD IN THE COUNCIL CHAMBER, 215 HIGH STREET, RANGIORA ON TUESDAY 22 FEBRUARY 2022 AT 1.00PM.**

Recommendations in reports are not to be construed as Council policy until adopted by the Council

**BUSINESS**

Page No

**1 APOLOGIES**

**2 CONFLICTS OF INTEREST**

*Conflicts of interest (if any) to be reported for minuting.*

**3 CONFIRMATION OF MINUTES**

**3.1 Minutes of a meeting of the District Planning and Regulation Committee held on 14 December 2021**

4-10

*RECOMMENDATION*

**THAT** the District Planning and Regulation Committee:

- (a) **Confirms** the circulated Minutes of a meeting of the District Planning and Regulation Committee, held on 14 December 2021, as a true and accurate record.

**4 MATTERS ARISING**

**5 DEPUTATIONS**

Nil.

**6 REPORTS**

**6.1 Plan Implementation (Planning) Unit Update – Matthew Bacon (Planning Manager)**

11-15

*RECOMMENDATION*

**THAT** the District Planning and Regulation Committee:

- (a) **Receives** Report No. 220121006971.
- (b) **Notes** the current activities and operations in the Plan Implementation Unit.

**7 REPORT REFERRED FROM THE RANGIORA-ASHLEY COMMUNITY BOARD**

**7.1 Request for a Loading Zone on Railway Road – Shane Binder (Transport Engineer)**

*(refer to attached copy of report no. 211102176150 to the Rangiora-Ashley Community Board meeting of 9 February 2022)*

16-20

**RECOMMENDATION**

**THAT** the District Planning and Regulation Committee:

- (a) **Receives** Report No. 211102176150.
- (b) **Approves** establishment of a 24-hour loading zone on the west side of Railway Road north of Marsh Road for a length of 35 metres.
- (c) **Circulates** this report to Utilities and Roading Committee for information.

**8 CORRESPONDENCE**

Nil.

**9 PORTFOLIO UPDATES**

9.1 **District Planning Development – Councillor Kirstyn Barnett**

9.2 **Regulation and Civil Defence – Councillor Philip Redmond**

**10 QUESTIONS UNDER STANDING ORDERS**

**11 URGENT GENERAL BUSINESS**

**NEXT MEETING**

The next meeting of the District Planning and Regulation Committee is scheduled for 1pm, on Tuesday 26 April 2022, to be held in the Council Chamber.

**Briefing**

- *Greater Christchurch Partnership – Spatial Plan – Heike Downie and Cameron Wood (Estimated time 1.5 hours)*
- *Tiny Homes Update – Warren Taylor*

**WAIMAKARIRI DISTRICT COUNCIL**

**MINUTES OF THE DISTRICT PLANNING AND REGULATION COMMITTEE HELD IN THE COUNCIL CHAMBER, 215 HIGH STREET, RANGIORA ON TUESDAY 14 DECEMBER 2021 AT 1.00PM.**

**PRESENT:**

Deputy Mayor N Atkinson (Chairperson), Councillors K Barnett, P Redmond and Mayor D Gordon.

**IN ATTENDANCE:**

Councillors R Brine, J Ward and P Williams.

J Harland (Chief Executive), T Tierney (Manager Planning and Regulation), W Taylor (Building Unit Manager), N Sheerin (Senior Policy Planner), G Hackett (Policy Planner), G Maxwell (Policy Technician), I Carstens (Senior Resource Management Planner), L Beckingsal (Policy Analyst), B Wiremu (Emergency Management Advisor) and K Rabe (Governance Advisor).

**1 APOLOGIES**

Moved: Councillor Redmond

Seconded: Councillor Barnett

An apology for absence was received and sustained from Councillor Doody.

**CARRIED**

**2 CONFLICTS OF INTEREST**

There were no conflicts of interest declared.

**3 CONFIRMATION OF MINUTES**

**3.1 Minutes of a meeting of the District Planning and Regulation Committee held on 19 October 2021**

Moved: Councillor Barnett

Seconded: Councillor Redmond

**THAT** the District Planning and Regulation Committee:

- (a) **Confirms** the circulated Minutes of a meeting of the District Planning and Regulation Committee, held on 19 October 2021, as a true and accurate record.

**CARRIED**

**4 MATTERS ARISING**

Nil.

**5 DEPUTATIONS**

Nil.

## 6 REPORTS

### 6.1 Removal of Minimum Car Parking Requirements from Operative District Plan – N Sheerin (Senior Policy Planner) and G Hackett (Policy Planner)

N Sheerin took the report as read.

Councillor Barnett enquired how the removal of the car parking requirement from the Draft District Plan was being communicated to members of the public. N Sheerin replied that the E-District Plan made the information easy to access and further information would be posted on the Council's website.

Moved: Councillor Barnett

Seconded: Councillor Redmond

**THAT** the District Planning and Regulation Committee:

- (a) **Receives** report No. 211018168094.

**THAT** the Council:

- (b) **Notes** that the National Policy Statement on Urban Development (NPSUD) requires the amendment of the operative Waimakariri District Plan to remove minimum carparking requirements by 20 February 2022.
- (c) **Notes** that the Development Planning Manager was delegated by the Council to amend the operative Waimakariri District Plan where required by a national policy statement under section 55 of the Resource Management Act.

**CARRIED**

Councillor Barnett stated that she was not in support of removing the parking requirement, and believed that a solution for urban areas was being forced onto rural towns in a one rule suits all situation. However, the Council had no choice in the matter which was why she had moved the motion.

Councillor Redmond was against the Government regulation to remove carparking requirements from the District Plan, noting that the Council had no choice in the matter and he hoped that developers and private enterprise would continue to provide sufficient parking when designing new developments.

Councillor Atkinson questioned why this was being considered by the Committee given that the Council had no choice but to comply however, acknowledged that it was in the interest of transparency in the process.

### 6.2 Application to the Heritage Fund - Recommendations of Staff – G Maxwell (Policy Technician) and I Carstens (Senior Resource Management Planner)

I Carstens took the report as read highlighting that currently there was \$58,603.42 in the fund and if the two applications being presented were approved it would leave \$35,750 in the fund for allocation during the rest of the financial year.

Mayor Gordon enquired regarding the status of the funding for the St Stephens Anglican Church in Tuahiwi and was informed that a funding application form had been forwarded to them however, there had been no

further communication. Mayor Gordon requested staff to follow-up as the church played an important role in the history of the district.

Councillor Barnett noted that the application from S Smith for the red shed improvements included a request for signage and enquired why this had not been included when considering the funding application. I Carstens advised that the fund was focused on the repair of historical aspects of the building and felt that signage did not fall under that category. He also noted that if S Smith was intending to open the shed to the public for which she would require a resource consent. Councillor Barnett requested staff to refer S Smith to the Heritage Foundation or Enterprise North Canterbury for further assistance with this aspect of her project.

Councillor Atkinson agreed with Councillor Barnett, and stated that signage was an integral part of public buildings and as the red shed was originally a railway station and felt that signage should be included when considering such projects.

Moved: Mayor Gordon

Seconded: Councillor Redmond

**THAT** the District Planning and Regulation Committee:

- (a) **Receives** report No. 211201191868.
- (b) **Notes** the accumulated amount available in the Heritage Fund was \$58,603.42.
- (c) **Approves** funding from the Heritage Fund of \$22,853.58 for the two applications detailed in the below table:

Applicant	Listing	Project	Funding Recommendation
Rita Townsend	H060	Replacing Weatherboards	\$7,636.00
Rita Townsend	H060	Borer treatment	\$1,667.50
Sonya Smith	H100	Painting exterior of shed	\$10,945.33
Sonya Smith	H100	Rail door repairs	\$2,604.75

- (d) **Approves** a six month extension on the funding granted to 521 Rangiora Woodend Road totalling \$11,011.25.
- (e) **Notes** that the remaining balances of the Heritage Fund would be \$35,749.84.

#### **CARRIED**

Mayor Gordon supported the motion, however he requested that staff arrange a workshop in the new year to review current criteria/scope of the Heritage Fund.

Councillor Redmond was also in support of the motion and believed that with the annual top up of \$15,500 the balance would allow funding to be available for other projects if necessary.

Councillor Atkinson agreed with the Mayor that it was time to review the scope and therefore supported the idea of a workshop.

Councillor Barnett also supported a review and stated that significant projects such as St Stephens Church and the BNZ building in Kaiapoi could apply for funding through the Annual Plan process and was not solely reliant on the Heritage Fund.

**6.3 Annual Development Activity Score Card 1 July 2020 – 30 June 2021 – L Beckingsale (Policy Analyst)**

L Beckingsale took the report as read mentioning that there was a further report on the agenda regarding the ten year comparison of regulatory performance.

In response to Councillor Barnett's question regarding commercial land banking L Beckingsale acknowledged that this area required further work which would be undertaken during 2022.

Moved: Councillor Redmond

Seconded: Mayor Gordon

**THAT** the District Planning and Regulation Committee:

- (a) **Receives** Report No. 211019168698.
- (b) **Circulates** this report to the Community Boards.

**CARRIED**

Councillor Redmond commended L Beckingsale on the report and was pleased that the figures exceeded the previous year even with the negative impact of Covid. He noted that the statutory timeframe figures of an average of 99% were impressive.

Mayor Gordon concurred and noted that other Council's would be envious of the work being achieved in this area by the Waimakariri District Council.

*Report 7.1 was dealt with at this time, however the minutes were recorded in the order of the Agenda.*

**6.4 Building Unit Update – W Taylor (Building Unit Manager)**

W Taylor took the report as read. However he informed the Committee that November 2021 had been a very busy month with an increase of work prior to Christmas. The Council was struggling with a lack of resourcing and some deadlines were therefore not being met, however, the unit expected to be at full capacity again by February 2022.

Councillor Atkinson enquired what the Council was doing to communicate with builders and contractors regarding the delays. W Taylor replied that he sent a weekly email to all those affected, with up to date information and expected timelines. He also noted that staff were in constant contact with builders and contractors as part of the work being done and had conversations one on one with them regularly.

Councillor Barnett enquired how a high volume of requests from large development firms, who did block applications, were managed. W Taylor noted that the shortage in building supplies had slowed building to some degree, however he was in contact with all the large firms regularly to find out what work was in the pipeline so he could better manage the workload when it arrived.

In response to Councillor Barnett's question regarding tiny homes, W Taylor noted that the current ruling was that if the structure was 2.5 metres in length, had wheels and all the other requirements for a vehicle it was classified as a

vehicle not a building. However, this ruling was being put to the test by structures exceeding the 2.5 metre parameter.

T Tierney noted the pressure on housing country wide and acknowledged that keeping firms informed was a key component. She also believed that quality work was important and discouraged staff from rushing applications and making mistakes. She noted that W Taylor's forecasting had been very accurate and had managed the increased work appropriately.

Councillor Williams enquired if there was any financial impact to the Council for missed statutory timelines and was told there was not, however it was taken into account during accreditation consideration.

Councillor Barnett reminded the Committee that the Council had lent staff to other councils when they were under pressure and enquired if there was a chance of reciprocation. T Tierney stated that there was no capacity for assistance within the region at present.

Moved: Mayor Gordon

Seconded: Councillor Redmond

**THAT** the District Planning and Regulation Committee:

- (a) **Receives** Report No. 211125188702.
- (b) **Notes** the current activities and operations in the Building Unit.

**CARRIED**

Mayor Gordon commended staff on a good report and acknowledged that it was a busy time of year, which meant the other councils were also under pressure. He noted that the tiny homes situation was complicated and that the Council had offered to engage constructively with contractors in the area, however this had not been accepted.

Councillor Redmond commended the work outlined in the report and acknowledged the work being done by the unit and hoped that the resourcing issues could be mitigated quickly. He noted that currently the unit was only a week out of the required timeframe which, although not desirable, was a lot better than what other councils were achieving, often exceeding a month from their timelines.

Councillor Barnett requested that the unit keep communicating with effected parties about the delays. She reminded staff that the impact of delays on people waiting to move into new homes could be stressful especially at this time of the year.

Mayor Gordon noted that he had received no negative feedback and believed that the unit was well lead and the nature of a growing district could lead to delays.

#### 6.5 **Civil Defence Emergency Management Update – B Wiremu (Emergency Management Advisor)**

B Wiremu took the report as read, and gave a brief update on the current weather warnings and the preparations being taken by Civil Defence in case of flooding and high winds.

There were no questions from the members.



Moved: Councillor Redmond

Seconded: Mayor Gordon

**THAT** the District Planning and Regulation Committee:

- (a) **Receives** Report No. CDE-21/ 211123187290.

**CARRIED**

Councillor Redmond acknowledged that Civil Defence was a member short and thanked B Wiremu for the work being done.

## **7 CORRESPONDENCE**

### **7.1 Ten Years of Regulatory Performance – L Beckingsale (Policy Analyst)**

L Beckingsale took the memo as read, noting that the information would be uploaded to the Council's website.

There were no questions from members.

Moved: Mayor Gordon

Seconded: Councillor Barnett

**THAT** the District Planning and Regulation Committee:

- (a) **Receives** the information in item 7.1 (Trim 211125188612).

**CARRIED**

Councillor Barnett commended the memo and stated that she found the photos very informative.

## **8 PORTFOLIO UPDATES**

### **8.1 District Planning Development – Councillor Kirstyn Barnett**

Nothing to report.

### **8.2 Regulation and Civil Defence – Councillor Philip Redmond**

- Good progress was being made with the Muscle Car Mania event.
- Update on the Menacing Dog Classification Hearing.

## **9 QUESTIONS UNDER STANDING ORDERS**

Nil.

## **10 URGENT GENERAL BUSINESS**

Nil.

### **NEXT MEETING**

The next meeting of the District Planning and Regulation Committee was scheduled for 1pm, on Tuesday 22 February 2022, to be held in the Council Chamber.

THERE BEING NOR FURTHER BUSINESS THE MEETING CLOSED AT 1.57PM.

\_\_\_\_\_  
N Atkinson  
Chairperson

\_\_\_\_\_  
2 February 2022  
Date

UNCONFIRMED

**WAIMAKARIRI DISTRICT COUNCIL**  
**REPORT FOR INFORMATION**

**FILE NO and TRIM NO:** 220121006971/ RMA-03


**REPORT TO:** DISTRICT PLANNING AND REGULATION COMMITTEE


**DATE OF MEETING:** 22 February 2022

**AUTHOR(S):** Planning Manager, Matthew Bacon

**SUBJECT:** Plan Implementation (Planning) Unit Update

**ENDORSED BY:**  
 (for Reports to Council,  
 Committees or Boards)

  
 \_\_\_\_\_  
 Department Manager

  
 \_\_\_\_\_  
 Chief Executive

**1. SUMMARY**

- 1.1 This report provides an update for the District Planning and Regulation Committee on activities and key issues for the Planning period for the last quarter.
- 1.2 In summary, the unit received 674 consents in 2021. The total number of consents received in 2020 was 423, which meant that there was an increase of 59% in consent numbers between the 2020 and 2021 calendar year. As predicted, the consent numbers for the last quarter of 2021 began to shift towards normal trends. This decrease in consent numbers was likely a reaction to the notification of the district plan in September, rather than the beginning of a downwards trend.
- 1.3 For the 2021 calendar year to date 96.5% consents were processed within statutory timeframes or had an agreed time extension. While this overall yearly compliance rate was lower than previous years, this timeframe compliance is still proportionality higher and anecdotally is amongst the higher compliance levels when compared to Canterbury Councils.
- 1.4 Resource consent compliance and monitoring is trending upwards, with 118 land use consents monitored in in the last quarter of 2021. This equates to 100% of the consents that are not already monitored through the subdivision approval process.

**2. RECOMMENDATION**

**THAT** the District Planning and Regulation Committee:

- (a) **Receives** Report No. 220121006971.
- (b) **Notes** the current activities and operations in the Plan Implementation Unit.

**3. BACKGROUND**

- 3.1 The Plan Implementation Unit (the Unit) activities focus around implementing the District Plan by working closely with the public and potential applicants on district planning matters, processing resource consents, actioning and managing the other methods contained within the District Plan such as design guides, resource consent monitoring and compliance matters, District Plan enforcement, and working closely with the Development Planning and Policy Units to inform and advise on strategic planning issues and the review of the District Plan.
- 3.2 This report gives an overview of these activities where significant changes have occurred since the last quarter.
- 3.3 The Council sets level of service requirements, annual plan budgets and then key decisions are brought to the District Plan and Regulation Committee if required. Otherwise most activity happens

without day to day input or oversight from elected members. This is reflective of the independent delegation structure separate from the Chief Executive for resource management matters.

#### 4. **STRATEGIC ISSUES**

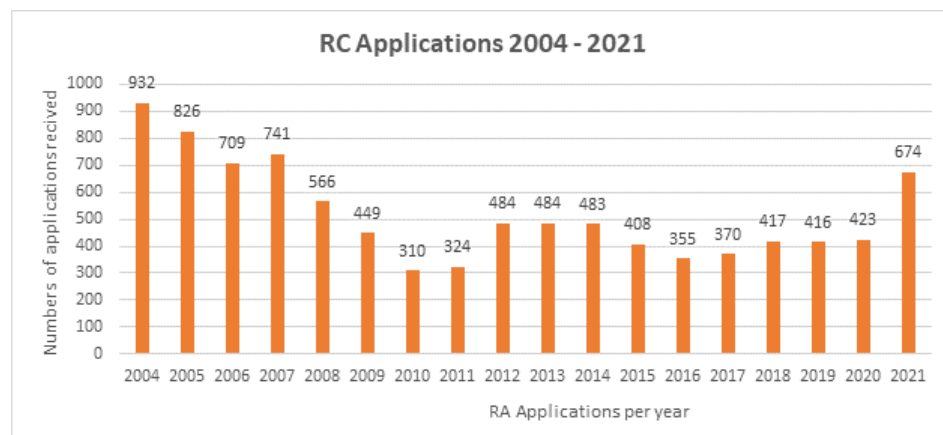
##### 4.1 Outstanding matters from the previous meeting

###### *Notification of District Plan and legacy consents*

4.1.1 The Proposed District Plan (PDP) was notified on the 18<sup>th</sup> of September 2021, including a decision on immediate legal effect for the 20Ha subdivision minimum within the General Rural Zone. There are approximately 36 in process consents that have been impacted to varying degrees by notification of the district plan. These impacts generally relate to a need to assess the proposed objectives and policies of the proposed plan, which are more directive than the operative plan in relation to rural subdivision. It is important to note that these impacts are not a function of the immediate legal effect decision, but stem from the framework of the RMA which requires assessment of any proposed plan.

4.1.2 Council planning staff are currently working with applicants who have resource consents lodged prior to the notification of the district plan to understand the impacts on those consents and the pathway through to decisions.

4.1.3 Graph 1 below shows resource consent trends from 2004 to 2021:



###### *RMA Reform*

4.1.4 The unit, in consultation with wider Council staff are currently working through preparation of plan changes as a result of the RMA Housing and Other Matters Act which gained Royal assent in late December. Progress on this work stream will be reported separately to the Committee.

##### 4.2 Key Trends / Stats

4.2.1 The unit received 674 consents in 2021. The total number of consents received in 2020 was 423, which was an increase of 59%. As predicted, the consent numbers for the last quarter began to shift towards normal trends. This decrease in consent numbers was likely a reaction to the notification of the district plan in September, rather than the beginning of a trend.

4.2.2 For context, 2021 was significantly busier than the majority of post-earthquake calendar years in terms of consent numbers, with the long term average number of consents per year being roughly 400 consents lodged.

#### 4.3 Highlights for the Quarter

- 4.3.1 In November Council received notification of a Judicial Review of the decision to grant consent for the Waimak Junction retail complex in Smith Street/ Hakarau Road from Ravenswood Developments Ltd. The current status of this review is that the Council and applicant (as first and second respondents) have filed statements of defence with the High Court.
- 4.3.2 On the 24<sup>th</sup> of December 2021 Ravenswood Developments Ltd appealed Councils decision to decline private plan change 30, which primarily sought to rezone approximately 12 hectares of residential land to business 1. The court is currently awaiting confirmation of whether any other parties will seek to join the appeal, before further case management will continue.
- 4.3.3 In mid-December 2021 Rolleston Industrial Group applied for a private plan change that:
- “...provides for a comprehensive expansion of Ohoka. The area covers approximately 156 hectares extending in a southwest direction from Mill Road and bounded on either side by Bradleys Road and Whites Road.*
- Key features of ODP area include:*
- a village centre providing local convenience goods and services for residents and a small village square for community events/gatherings,*
  - provision for around 800 residential units and a school or retirement village,*
  - a green and blue network providing for movement, recreation, and ecological enhancement of waterways,*
  - and*
  - high amenity streets appropriate for the rural setting.”*

No decisions have been made in relation to the plan change at the time of writing this report.

#### 4.4 Key Customer Issues / Consultation

- 4.4.1 There are no key customer issues or consultations to highlight (PDP district plan consultation will be covered in the Development Planning Unit report).

#### 4.5 Staffing / Capability and Capacity

- 4.5.1 There are no current vacancies within the unit.
- 4.5.2 With the increase in consent numbers the unit utilised external planning consultants to assist with the overflow in consent numbers. The use of consultants was equivalent to a full time FTE position for the 2021 calendar year. Following the downwards trend of resource consent numbers the use of external consultants has returned to ‘standard’ levels (approximately 5% of consents).
- 4.5.3 The unit is planning for COVID related impacts. At the time of writing this report there are no current impacts on the resource management programme. It is likely that along with the rest of the country there will be some impacts on the resource management programme if cases escalate as predicted.

### 5. COMMUNITY VIEWS

#### 5.1 Mana whenua

Engagement with Te Ngāi Tūāhuriri hapū occurs on an as-required basis through the assessment of resource consent applications. A summary of all applications is provided to Mahaanui Kurataiao Ltd.

## **5.2 Groups and Organisations**

There are not groups and organisations likely to be affected by, or to have an interest in the subject matter of this report, except where specifically identified in specific resource consent, plan change or compliance and monitoring processes

## **5.3 Wider Community**

The wider community is not likely to be affected by, or to have an interest in the subject matter of this report, except where specifically identified in specific resource consent, plan change or compliance and monitoring processes.

## **6. OTHER IMPLICATIONS AND RISK MANAGEMENT**

### **6.1 Financial Implications**

Because of the increased volumes of resource consents that unit generated an overall surplus for the 2021/2022 financial year. Financial reporting for this quarter is provided within the annual plan budget report, which will fall in between writing this report and the Committee meeting.

The unit received significantly higher income than anticipated in the 2020/2021 financial year as a result of high resource consent application numbers. This was offset by increased costs in both staff time and external consultants engaged to process resource consents. The unit's budget is designed to break even and additional income offsets the amount of funding that is allocated from the general rate.

### **6.2 Sustainability and Climate Change Impacts**

The recommendations in this report do not have sustainability and/or climate change impacts as impacts are considered for each application.

### **6.3 Risk Management**

There are no specific additional risks to report this quarter; however, staff are currently considering the short to medium term impacts of the changing consenting environment that will be generated by the RMA Housing and Other Matters Act that will come into effect in August 2022 at the latest. As noted in 4.1.4 above, this matter will be subject to separate reporting.

### **6.4 Health and Safety**

There were no specific health and safety incidents for the last quarter. The unit is currently refining its business continuity planning for a potential COVID escalation. The framework for this response will be similar to previous alert level settings (RC processing from home and reduced in person customer inquiries), with the response tailored to the specifics of any outbreak and the effects thereof.

## **7. CONTEXT**

### **7.1 Consistency with Policy**

The matters identified in this report are not a matter of significance in terms of the Council's Significance and Engagement Policy.

### **7.2 Authorising Legislation**

The unit generally deals with authorisations under the Resource Management Act 1991.

### **7.3 Consistency with Community Outcomes**

The Council's community outcomes are relevant to the actions arising from recommendations in this report and are articulated as part of the Waimakariri District Plan.

#### **7.4 Authorising Delegations**

This report does not seek any authorising delegations.

**WAIMAKARIRI DISTRICT COUNCIL****REPORT FOR DECISION**

**FILE NO and TRIM NO:** RDG-28 / 211102176150

**REPORT TO:** RANGIORA-ASHLEY COMMUNITY BOARD

**DATE OF MEETING:** 9 February 2022

**AUTHOR(S):** Shane Binder, Transport Engineer

**SUBJECT:** Request for a Loading Zone on Railway Road

**ENDORSED BY:**  
(for Reports to Council,  
Committees or Boards)

  
Department Manager

  
Chief Executive

**1. SUMMARY**

- 1.1. This report seeks approval to establish a 24-hour loading zone on the west side of Railway Road, north of Marsh Road.
- 1.2. Railway Road is a local road with a sealed carriageway that varies in width between 7.8 and 8.8 metres, between Station Road / Marsh Road and the Pak'nSave loading entry. At present, the west side of Railway Road has unrestricted parallel parking while the east side of the road is unkerbed and marked with a no-stopping restriction in this section.
- 1.3. Pak'nSave has limited queuing space on-site for trucks arriving the offload groceries via Railway Road.
- 1.4. A number of service requests have been received by staff regarding trucks waiting off-site from Pak-n-Save, queuing on the east side of Railway Road, over or east of the no-stopping marking and immediately adjacent to the railway line. Besides being in breach of the no-stopping rule, these queuing trucks also limit visibility of the Station Road / Marsh Road intersection and Marsh Road level railway crossing.
- 1.5. Establishment of a loading zone on the west side of Railway Road will provide a location for trucks to queue without impacting sight distance or other traffic operations. This loading zone would cause the loss of about five unrestricted parking stalls; this parking demand is expected to be accommodated in existing on-street parking capacity further north or south along Railway Road.
- 1.6. Council staff have consulted with the Pak'nSave franchise owner on these proposed changes and they were comfortable with the proposed loading zone.

**Attachments:**

- i. Railway Road loading zone concept scheme (TRIM no. 211102176153)

**2. RECOMMENDATION**

**THAT** the Rangiora-Ashley Community Board recommends:

**THAT** the District Planning and Regulation Committee:

- (a) **Receives** Report No. 211102176150.
- (b) **Approves** establishment of a 24-hour loading zone on the west side of Railway Road north of Marsh Road for a length of 35 metres.



(c) **Circulates** this report to Utilities and Roding Committee for information.

### 3. **BACKGROUND**

- 3.1. Railway Road is a local road in south Rangiora that travels north-south between Torlesse Street and Lineside Road. Between Station Road / Marsh Road and the Pak'nSave loading entry, Railway Road parallels the KiwiRail South Island Main Trunk railway line. In this section, it has a sealed carriageway that varies in width between 7.8 and 8.8 metres.
- 3.2. At present, the west side of Railway Road has unrestricted parallel parking between Station Road / Marsh Road and the Pak'nSave loading entry. The east side of the road is unkerbed and marked with a no-stopping restriction.



### 4. **ISSUES AND OPTIONS**

- 4.1. Pak'nSave has limited queuing space on-site for trucks arriving for the offload of groceries via Railway Road. A recently-consented operational change allows for Pak'nSave to offload trucks earlier in the morning. However, staff have received a number of service requests documenting trucks waiting off-site from Pak'nSave, queuing on the east side of Railway Road, over or east of the no-stopping marking.
- 4.2. Besides breaching the no-stopping rule, these queuing trucks also limit visibility of the Station Road / Marsh Road intersection and Marsh Road level railway crossing which creates a safety issue. Photos from service requests are included in Figure 2 of this report.

Figure 2: Truck queuing off-site on east side of Railway Road



- 4.3. The parallel parking on the west side of Railway Road is heavily used by Pak'nSave staff for all day parking; this parking demand also stretches up Railway Road on both sides, reaching as far north as Dunlops Road on high-demand days. Staff are considering options for minor works on the east side of Railway Road north of the South Brook culvert which may increase parking supply in this area.
- 4.4. Based on site investigation and consultation with the Pak'nSave franchise owner, it is recommended that the west side of Railway Road between Station Road and the Pak'nSave entry have a 24-hour loading zone established to accommodate trucks queuing to offload at the grocery store. Establishment of this loading zone will provide a location for trucks to queue without impacting sight distance or other traffic operations. This loading zone would cause the loss of approximately five unrestricted parking stalls; this parking demand is expected to be accommodated in existing on-street parking capacity further north or south along Railway Road.

### **Implications for Community Wellbeing**

There are not implications on community wellbeing by the issues and options that are the subject matter of this report.

- 4.5. The Management Team has reviewed this report and support the recommendations.

## **5. COMMUNITY VIEWS**

### **5.1. Mana whenua**

Te Ngāi Tūāhuriri hapū are not likely to be affected by, or have an interest in the subject matter of this report.

### **5.2. Groups and Organisations**

Council staff have consulted with the Pak'nSave franchise owner on these proposed changes and they were comfortable with the proposed loading zone.

There are no other groups and organisations likely to be affected by, or to have an interest in the subject matter of this report.

### **5.3. Wider Community**

The wider community is not likely to be affected by, or to have an interest in the subject matter of this report; the impacts of kerbside management are considered to be localised and minor in nature. It is noted that no public consultation has been carried out with any other businesses or residents on Railway Road or the wider community.

## **6. OTHER IMPLICATIONS AND RISK MANAGEMENT**

### **6.1. Financial Implications**

There are not financial implications of the decisions sought by this report. The minor costs for signage and markings can be accommodated within the road maintenance budget.

### **6.2. Sustainability and Climate Change Impacts**

The recommendations in this report do not have sustainability and/or climate change impacts.

### **6.3 Risk Management**

There are no risks arising from the adoption/implementation of the recommendations in this report.

### **6.3 Health and Safety**

There are no health and safety risks arising from the adoption/implementation of the recommendations in this report.

Physical works will be undertaken through the Road Maintenance Contract. The Road Maintenance contractor has a Health & Safety Plan and a SiteWise score of 100.

## **7. CONTEXT**

### **7.1. Consistency with Policy**

This matter is not a matter of significance in terms of the Council's Significance and Engagement Policy.

### **7.2. Authorising Legislation**

Section 2 of the Land Transport Rule: Traffic Control Devices requires a Road Controlling Authority to "authorise and, as appropriate, install or operate traffic control devices."

Section 12.4 allows that "a Road Controlling Authority may restrict the parking of vehicles by designating an area of road as a loading zone to which a time restriction may also apply."

### 7.3. **Consistency with Community Outcomes**

The Council's community outcomes are relevant to the actions arising from recommendations in this report. This report considers the following outcome:

***There is a safe environment for all***

- Harm to people from natural and man-made hazards is minimised.
- Crime, injury and harm from road crashes, gambling, and alcohol abuse are minimised.

### 7.4. **Authorising Delegations**

Per Part 3 of the WDC *Delegations Manual*, the Community Board has the delegated authority to approve traffic control and constraint measures on streets.

Per Part 2 of the WDC *Delegations Manual*, the District Planning and Regulation Committee is responsible for parking enforcement.