

25 August 2020

Selwyn District Council
PO Box 90
Rolleston 7643

Attention: Rachel Carruthers

Dear Rachel

PLAN CHANGE 59 - GW WILFIELD LTD

The NZ Transport Agency (Waka Kotahi) lodged a submission in opposition to Plan Change 59 which seeks to rezone West Melton Living 2 & 2A zoned land to Living WM South. Waka Kotahi expressed concern that the proposal would result in an increase in vehicle, pedestrian and cyclist movements through the intersection of State Highway 1 and Weedons Ross Road. Assessments had been provided which showed that the approaches to the SH73 intersection were operating with substantial traffic queues during peak hours. The additional vehicle movements, as a result of the plan change, would further exacerbate the issue with the performance of the intersection.

It was stated in our submission that the number of vehicle movements through the Weedons Ross intersection needed to be managed until such a time as the intersection could be upgraded to improve its performance. At the time of the submission Waka Kotahi was not in a position that it could upgrade the intersection and any upgrade was not included in the 2018 –21 National Land Transport Programme.

In early 2020 the New Zealand Government announced the New Zealand Upgrade Programme. This detailed upgrades to infrastructure across New Zealand including the upgrade of the State Highway 73 / Weedons Ross Road intersection. Subsequently, Waka Kotahi has begun planning for the various Canterbury projects and this includes preparing a business case for the Weedons Ross intersection, including concept designs. For this intersection a business case is expected to be completed in December 2020, with consultation on the proposed option expected in November. Depending on property and consenting requirements, construction could commence late in 2021. Therefore, funding and a timetable is in place for the upgrade of the intersection.

GW Wilfield has been in contact with Waka Kotahi in order to understand the implications of the now scheduled intersection upgrade. Waka Kotahi's position is that we are comfortable with the plan change progressing provided the plan change would not enable the creation of further allotments, within the plan change area, until such a time as the intersection has been upgraded.

In response to this the applicant has now amended the proposed plan change rules to include the following provisions:

Rule 12.1.3.59

No completion certificate shall be issued under section 224 of the Act within the Living WM (South) Zone (other than for a boundary adjustment or creation of an allotment solely for utility purposes), until such time as the State Highway 73/Weedons Ross Road intersection is signalised.

Non-complying Activities – Subdivision- General

12.1.7 Except as provided for in [Rules 12.1.5](#) and [Rules 12.1.6](#), the following activities shall be non-complying activities:

...

12.1.7.10 Any subdivision that does not comply with Rule 12.1.3.59.

The above provisions address the previously expressed concerns regarding the impacts on the intersection and will ensure vehicle movements do not increase to inappropriate levels until the intersection is upgraded.

On this basis, Waka Kotahi advise that we now amend our submission such that we are no longer in opposition to the proposal and are instead neutral. We do not wish to withdraw our submission and we still wish to be heard. This will allow Waka Kotahi to continue to be involved with the plan change process and ensure matters progress as anticipated.

If you have any queries regarding the above, or wish to discuss matters further, please feel free to get in contact.

Yours sincerely



Richard Shaw

Team Leader – Consents and Approvals

Pursuant to authority delegated by NZ Transport Agency

cc: GW Wilfield Limited
Southern Link Canterbury, Christchurch