

RESOURCE MANAGEMENT ACT 1991

Submission on Plan Change 67 – Rezoning Rural Zone to Living WM South Zone at West Melton

By GW Wilfield Limited

To: Selwyn District Council
PO Box 90
ROLLESTON 7643

Submitter: Waka Kotahi NZ Transport Agency
PO Box 1479
CHRISTCHURCH 8011

Pursuant to the First Schedule of the Resource Management Act 1991 (RMA), **Waka Kotahi NZ Transport Agency** (Waka Kotahi) hereby makes this **neutral** submission on an application by GW Wilfield Limited to rezone 33.4 hectares of Rural Zoned land to Living WM South Zone at West Melton, to provide for urban development. The plan change will provide additional land for activities permitted within the Living WM South Zone. The land subject to this plan change is located off Weedons Ross Road, West Melton and to the south of State Highway 73 (SH73). The site is not directly adjoining the State Highway and consequently no new access to the state highway is proposed as part of the Plan Change.

WAKA KOTAHI NZ TRANSPORT AGENCY'S SUBMISSION:

The proposed rezoning is an extension of the existing Living WM South Zone, however, Waka Kotahi seeks to ensure those matters previously raised and addressed as part of Plan Change 59 will continue to also be addressed through this plan change. In addition, it is sought that consideration is given to the higher-level planning issues for the Selwyn District including the implications of the Urban Development Strategy and the requirements of the Canterbury Regional Policy Statement.

Waka Kotahi has statutory functions, as defined under Section 95 of the Land Transport Management Act 2003. In submitting on this plan change, Waka Kotahi seeks to give effect to the following statutory functions:

- To contribute to an effective, efficient, and safe land transport system in the public interest;
- To manage the state highway system, including planning, funding, design, supervision, construction, and maintenance and operations; and
- To assist, advise, and co-operate with approved organisations (such as regional councils and territorial authorities).

Intersection Efficiency and Safety

As part of the process for Plan Change 59, which was for the land to the north of the site subject to this plan change, Waka Kotahi submitted in opposition due to the proposal potentially resulting in an increase in vehicle, pedestrian and cyclist movements through the intersection of SH73 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 that plan change, would have further exacerbated the issue with the performance of the intersection.

Subsequent to lodging the submission the applicant for Plan Change 59 approached Waka Kotahi and a resolution was reached whereby the applicant 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 were considered to address the previously expressed concerns and Waka Kotahi subsequently amended their submission to a neutral position. It is understood the agreed wording was confirmed through the plan change decision process and now constitutes part of the Operative District Plan.

Plan Change 67 now seeks to zone an additional area Living WM South. Given that the previously agreed rules applied to the zone as a whole it is our understanding that the area subject to Plan Change 67 will also be required to abide by the same requirements. On this basis, Waka Kotahi is comfortable that the same rules will ensure any traffic related effects on the intersection of Weedons Ross Road and SH73 from Plan Change 67 will be addressed. This submission seeks to ensure that the relevant rules will remain applicable to the enlarged zone and that this plan change process does not result in any amendments to those rules.

Urban Development Strategy and Canterbury Regional Policy Statement

Waka Kotahi is a partner to the Urban Development Strategy (UDS), which aims to manage growth within the Greater Christchurch Region in a proactive, integrated and sustainable manner. The UDS has been amended to include the Settlement Pattern Update titled *Our Space*, which includes preferred locations for housing growth. The Settlement Pattern Update responds to the National Policy Statement on Urban Development Capacity where councils in a high growth urban area must demonstrate that sufficient, feasible development capacity is available over the medium (next 10 years) to long-term (10–30 years) to support future housing and business growth. In addition, *Our Space* also considers the likely availability of appropriate infrastructure to support projected development, integrating land use and transport planning to ensure safe and accessible urban areas.

The findings of the UDS have fed into the Canterbury Regional Policy Statement, particularly including Chapter 5.

Any rezoning of the application site should be considered against the updated UDS provisions and also the provisions of the Canterbury Regional Policy Statement. If the proposed plan change does not align with the intentions of the updated UDS and provisions of the Policy Statement then this may necessitate further consideration of the proposal and its potential approval.

WAKA KOTAHI NZ TRANSPORT AGENCY WISHES THE CONSENT AUTHORITY TO:

Waka Kotahi has lodged a neutral submission on Plan Change 67 such that a specific outcome is not sought as to approval or declining. Instead it is sought that due consideration is given to the matters raised in this submission including ensuring a continuation of previously agreed rules and the implications of the UDS and Canterbury Regional Policy Statement.

Waka Kotahi NZ Transport Agency wishes to be heard in support of this submission.

Dated at Christchurch this 12th day of April 2021.



Richard Shaw

TEAM LEADER – CONSENTS AND APPROVALS

Pursuant to authority delegated
by Waka Kotahi NZ Transport Agency

Address for Service:

Waka Kotahi NZ Transport Agency
PO Box 1479
CHRISTCHURCH 8011

Attention: Stewart Fletcher

Phone: (021) 0234 6903
Email: stewart.fletcher@nzta.govt.nz

From: [Stewart Fletcher](#)
To: [Submissions](#)
Subject: RE: Waka Kotahi Submission on Plan Change 67 PC67-0010
Date: Tuesday, 13 April 2021 12:43:15 p.m.

Hi Tina

Thank you for your email.

I confirm that Waka Kotahi could not gain an advantage in trade competition through our submission on Plan Change 67.

Many thanks
Stewart

Stewart Fletcher Principal Planner – Environmental Planning
System Design
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Waka Kotahi NZ Transport Agency
Christchurch / Level 1, BNZ Centre, 120 Hereford Street
PO Box 1479, Christchurch 8011, New Zealand



From: Submissions <submissions@selwyn.govt.nz>
Sent: Tuesday, 13 April 2021 12:40 PM
To: Stewart Fletcher <Stewart.Fletcher@nzta.govt.nz>
Subject: RE: Waka Kotahi Submission on Plan Change 67 PC67-0010

Hi Stewart,

Waka Kotahi's submission on Plan Change 67 (ref PC67-0010) has been assessed for completeness under the First Schedule of the Resource Management Act 1991. Your submission was missing the following information:

Trade competition declaration

I could gain an advantage in trade competition through this submission:
[Yes/No](#)

For the Selwyn District Council to accept this submission please complete the questions above by reply of this email.

Nga mihi,

Tina Van Der Velde

DISTRICT PLAN ADMINISTRATOR

DDI: (03) 347 1814

Web: www.selwyn.govt.nz



From: Stewart Fletcher [<mailto:Stewart.Fletcher@nzta.govt.nz>]

Sent: Monday, 12 April 2021 4:04 p.m.

To: Submissions <submissions@selwyn.govt.nz>

Cc: Kim Seaton (kim@novogroup.co.nz) <kim@novogroup.co.nz>

Subject: Waka Kotahi Submission on Plan Change 67 PC67-0010

Good afternoon

Please find attached a neutral submission from Waka Kotahi on Plan Change 67.

If you have any queries regarding the attached please feel free to get in contact.

Kind regards

Stewart Fletcher

Stewart Fletcher Principal Planner – Environmental Planning

System Design

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Waka Kotahi NZ Transport Agency

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