

PROJECT	PLAN CHANGE 71: FOUR STARS DEVELOPMENT GROUP LTD
SUBJECT	ADDENDUM TO SUMMARY STATEMENT: RESPONSE TO FOODSTUFFS (SOUTH ISLAND)
TO	COMMISSIONER CALDWELL, LIZ WHITE, RACHAEL CARRUTHERS
FROM	MAT COLLINS
DATE	10 FEBRUARY 2022

Having listened to Foodstuffs' (South Island) experts during their summary of evidence yesterday, I have discussed several matters with Andrew Mazey (Council's Transportation Manager) and wish to clarify several matters relating to Broadlands Drive that were raised

- ◆ Long Term Plan (LTP) funding for Broadlands Drive extension
- ◆ Relocation of Broadlands Drive extension southwards to avoid Foodstuffs' (South Island) land.

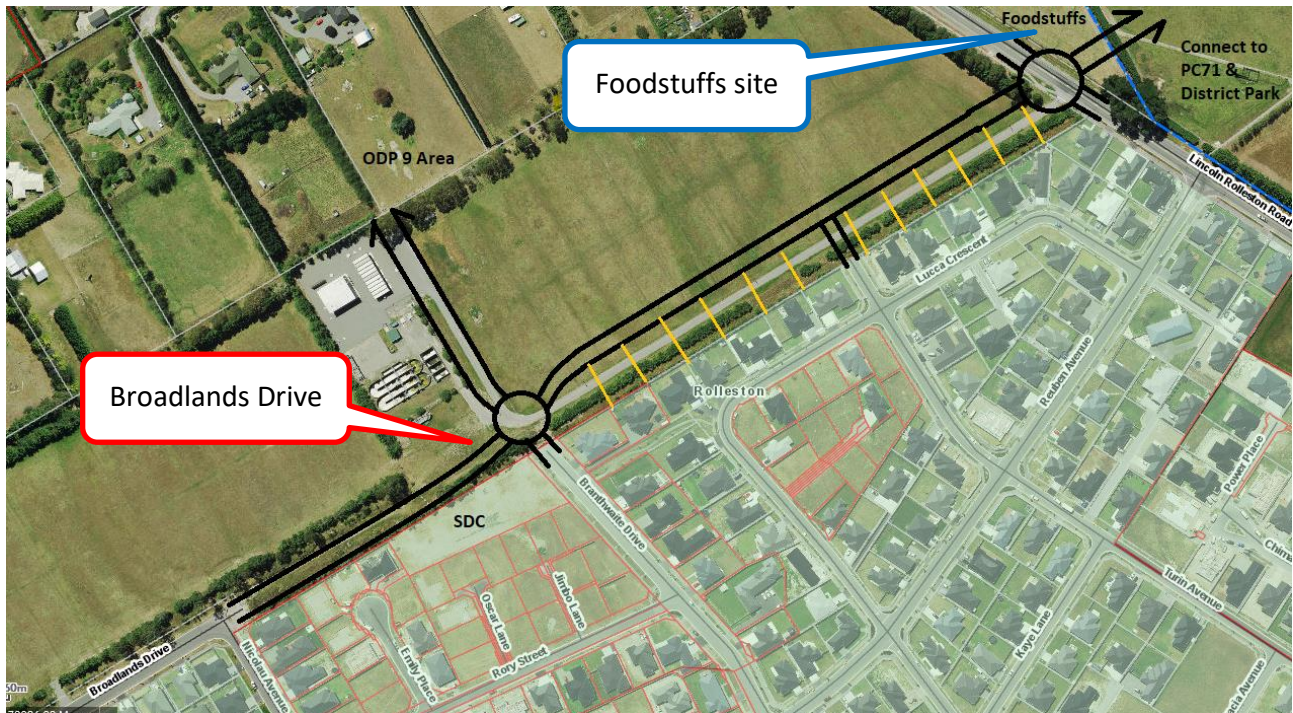
Long Term Plan (LTP) funding for Broadlands Drive extension

Ms Brooker correctly identified that the LTP includes funding for the extension of Broadlands Drive, and that this is only for the section west of Lincoln Rolleston Road. I would like to clarify that

- ◆ New collector roads to serve urban expansion are typically funded and delivered by developers
- ◆ The LTP includes funding for Broadlands Drive extension only because Council owns the "Helpet" site between Springston Rolleston Road and Lincoln Rolleston Road and therefore Council will need to fund this section of Broadlands Drive. Essentially Council will be acting as a developer in this sense.

I further discuss the likely alignment of Broadlands Drive (west of Lincoln Rolleston Road) in Section 5.1 of my Transportation Hearing Report and have shown this indicatively in Figure 1.

Figure 1: Indicative alignment for Broadlands Drive, over the Helpet site



Relocation of Broadlands Drive extension southwards to avoid Foodstuffs' (South Island) land

Ms Brooker suggested that Broadlands Drive could be relocated south to avoid her client's land. In my view this is not feasible

- ◆ The alignment of Broadlands Drive, west of Lincoln Rolleston Road, cannot be moved south due to existing urban development on Lucca Crescent
- ◆ The southern boundary of the Foodstuffs' (South Island) land extends further south than the existing urban development on Lucca Crescent
- ◆ The existing development pattern through the "Falcons Landing" development forecloses the use of any existing roads to the south as an alternative east/west corridor, as shown in Figure 3
- ◆ The closest east/west corridor is the "CRETS Collector" (being formed by Shillingford Blvd and Ed Hillary Drive), which is approximately 1.3km to the south of Broadlands Drive.

I have shown these constraints in Figure 2 and Figure 3.

Figure 2: Constraints for the extension of Broadlands Drive

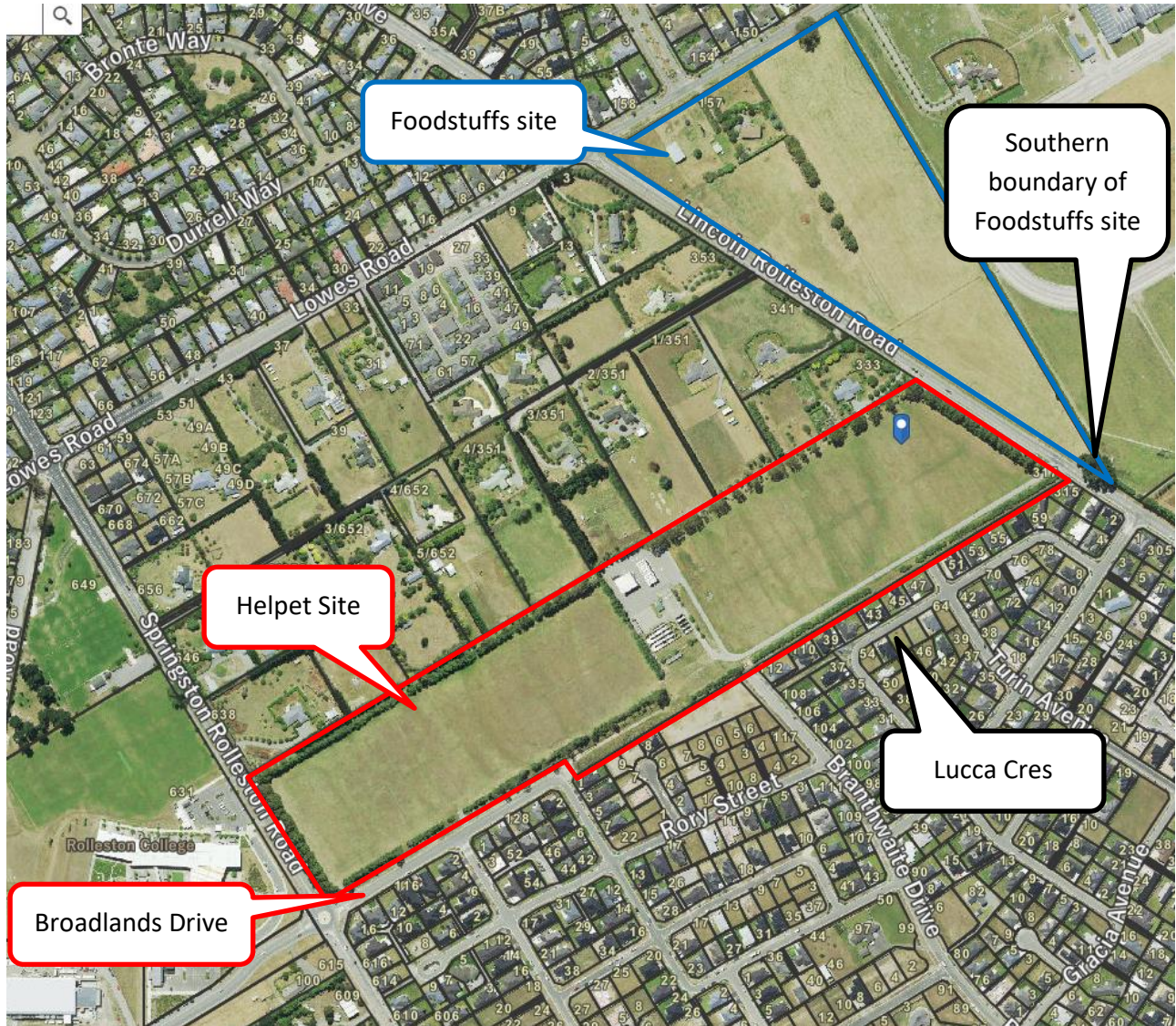
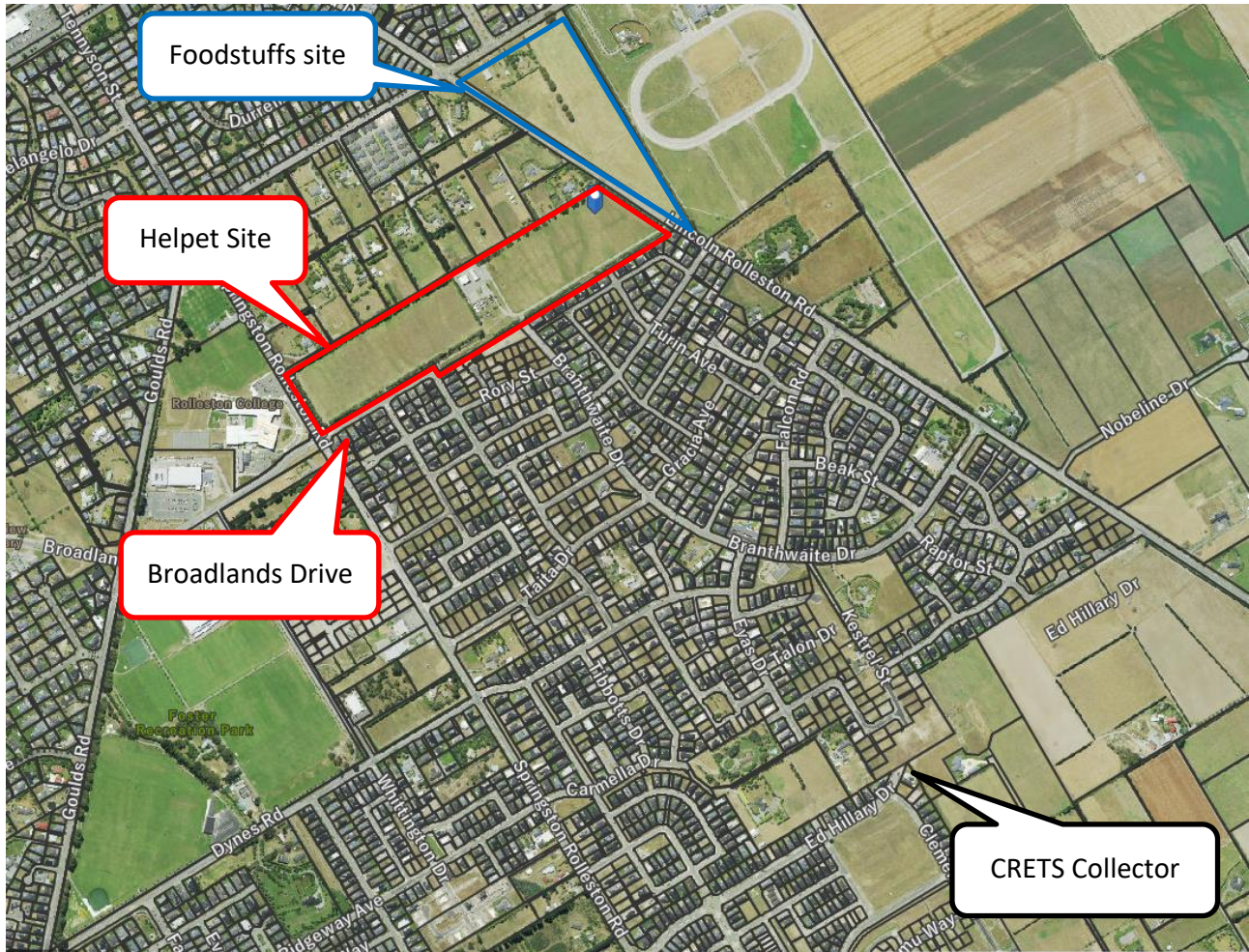


Figure 3: Falcons Landing transport network, showing CRETS Collector



In summary

- ◆ During the Structure Planning process for Rolleston, Broadlands Drive was identified as a key road needed to connect planned schools, the aquatic centre, Foster Park and eventually linking to the proposed District Park
- ◆ The Levi Road/Lowes Road corridor currently has high traffic demands, which are expected to increase in the future. Broadlands Drive (west of Lincoln Rolleston Road) will act to relieve some of this demand. With the extension of the urban area, as proposed by PC71, Broadlands Drive will fulfil a similar function east of Lincoln Rolleston Road
- ◆ I consider that the extension of Broadlands Drive, east of Lincoln Rolleston Road, is a key requirement for the extension of the urban area both in terms of the efficiency and the connectivity of the transport network
- ◆ I note that coordination between adjacent landowners to deliver collector roads is common place

- ◆ All developers collectively benefit from the delivery of collector roads beyond the boundaries of their site, as collector roads increase the accessibility of their site.

Reference: P:\SDCX\006 PC71 Four Stars\4.0 Reporting\T1A220210 - Summary Statement addendum.docx - Mat Collins