

**BEFORE THE INDEPENDENT HEARINGS PANEL  
AT SELWYN DISTRICT COUNCIL**

**UNDER**

the Resource  
Management Act 1991

**IN THE MATTER**

Submissions and further  
submissions on the  
proposed Selwyn District  
Plan

**AND**

**Hughes Development  
Limited** (DPR-0411)

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**JOINT WITNESS STATEMENT**

Traffic

Hearing 30.6: Rezone – West Melton

28 February 2023

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## **Background**

1. This Joint Witness Statement (**JWS**) relates to the submission by Hughes Developments Limited (**HDL**) on the Proposed Selwyn District Plan (**PDP**) (DPR-0411) seeking that land located at 163 Halkett Road and 1066 West Coast Road, West Melton (the **Site**) be rezoned from General Rural (as notified) to General Residential.
2. At the request of HDL, the Panel issued directions for expert witness conferencing between the planning, urban design, economics and traffic experts for Selwyn District Council (**SDC**) and HDL.
3. This JWS relates to traffic matters.
4. Joint witness conferencing between HDL and SDC's traffic experts (Mr de Verteuil and Mr Collins) took place over 28 February, 2023.
5. This joint statement has been prepared in accordance with sections 9.4 and 9.5 of the Environment Court Practice Note 2023, which relates specifically to expert conferencing. The attendees confirm they have read, and agree to abide with, the updated Code of Conduct for Expert Witnesses included in Section 9 of the Environment Court Practice Note 2023.

## **Areas of Agreement**

6. The following sets out the key areas of agreement between Mr de Verteuil and Mr Collins.
7. The intersection of SH73/Halkett Road will operate with an acceptable Level of Service (LoS) both with and without the right turn lane facility on SH73. The transport efficiency effects of the Plan Change on the SH73/Halkett Road intersection are acceptable.
8. The potential safety effects at the intersection of SH73/Halkett Road can be assessed during future subdivision stages. A planning mechanism (such as the ODP narrative) should be included that requires the Applicant to undertake a road safety audit in consultation with Waka Kotahi and Selwyn Council, and implement

any recommendations of the audit, prior to the issue of any 224 certificate for the site.

9. As part of development of the Site, a shared path is to be constructed along Halkett Road from Wylies Road (east of the Site) to the west, to the intersection with Rossington Drive with a connection to be made to the existing footpath within Rossington Drive.
10. Mr de Verteuil and Mr Collins agree with the amendments to the transport network (within the site), as shown in the updated Outline Development Plan (ODP), provided in Appendix A of Mr Brown's (Planning) evidence dated 14 February 2023, namely:
  - a. Two roading connections are provided to the eastern Site boundary.
  - b. A walking and cycling link through the central reserve and that this is extended to the eastern boundary to accommodate future extensions.
  - c. One road link to Rossington Drive (to the west) alongside a shared pedestrian/cycle link, through Lot 2 DP 557426 of the Halkett Grove subdivision.
11. The ODP narrative identifies the road connection and shared pedestrian/cycle link to the west as proposed within the parcel - Lot 2 DP 557426 of the Halkett Grove subdivision.
12. Traffic calming along the north-south primary road can be addressed through the future subdivision and engineering plan review processes.
13. Liaison between the Developer and Council is required regarding relocation of the existing speed limit transition on Halkett Road. This should take place at the time of Subdivision consent. However, relocation of the speed limit is a Council function and not something the Applicant can implement.
14. Mr de Verteuil and Mr Collins agree that a footpath along SH73 is not essential.

#### **Areas of Disagreement**

15. There are no points of disagreement between Mr de Verteuil and Mr Collins.
16. Mr Collins recommends that the Commissioner consider whether the ODP narrative provides sufficient confidence that the road link

discussed in Paragraph 10.c and Paragraph 11 is delivered, and that  
Lot 2 DP 557426 would not be onsold.

**DATED** this 28th day of February 2023

A handwritten signature in black ink, appearing to read 'S.J. de Verteuil', with a large, sweeping flourish extending from the end of the signature.

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Simon de Verteuil  
Transport expert engaged by HDL

A handwritten signature in black ink, appearing to read 'Mat Collins', with a large, sweeping flourish extending from the end of the signature.

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Mat Collins  
Transport expert engaged by Selwyn District Council