

Proposed Rural Residential Plan Change, Skellerup Block Rolleston

Selwyn Plantation Board Limited

Final Transportation Assessment Report

Traffic Design Group



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Chris Fowler
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Dear Sir

Selwyn Plantation Board Ltd
Proposed 125 Lot Rural Residential Plan Change, Skellerup Block, Rolleston

Traffic Design Group is pleased to present our Transport Assessment relating to the Plan Change proposal to rezone a site owned by Selwyn Plantation Board Limited at Rolleston, referred to as the Skellerup Block. The proposal is to rezone the site from the Outer Plains zone to a new zone, Living 3, which provides for rural residential activities.

Our assessment describes the existing transport environment, provides an assessment of the traffic generation associated with a rural residential rezoning and considers the development in terms of the local, regional and national planning documents. Our assessment includes analysis of the potential traffic effects of development of the site and the potential cumulative traffic effects of the additional development of the Selwyn Plantation Board Limited Holmes Block, located to the south of the site, for which a parallel Plan Change application has been lodged.

Our assessment has concluded that the proposed Plan Change would not be contrary to the relevant transportation objectives and policies of the various planning documents, and the additional traffic generated could be accommodated by the transport network in a safe, sustainable and efficient manner with the incorporation of roading upgrades recommended by the Christchurch Rolleston and Environs Transportation Study (CRETs) and adopted within the Canterbury Transportation Regional Implementation Plan (TRIP).

Yours faithfully
Traffic Design Group Ltd



Andrew Metherell
Principal Transportation Engineer

Proposed Rural Residential Plan Change, Rolleston

Selwyn Plantation Board Limited

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Proposed Rural Residential Plan Change, Skellerup Block, Rolleston Selwyn Plantation Board Limited

Transportation Assessment Report

1. Introduction

The Selwyn Plantation Board Limited (SPBL) proposes to initiate a private Plan Change relating to land it owns at the south-western edge of Rolleston. The site is referred to as the Skellerup Block.

This report provides an assessment of the transportation related effects associated with rezoning the 73ha site from Outer Plains to a new Living 3 zone that provides for rural residential land use. The assessment undertaken considers the existing transport environment in the area, the traffic generation associated with rezoning and provides an assessment of the potential transport related effects.

2. Existing Transport Environment

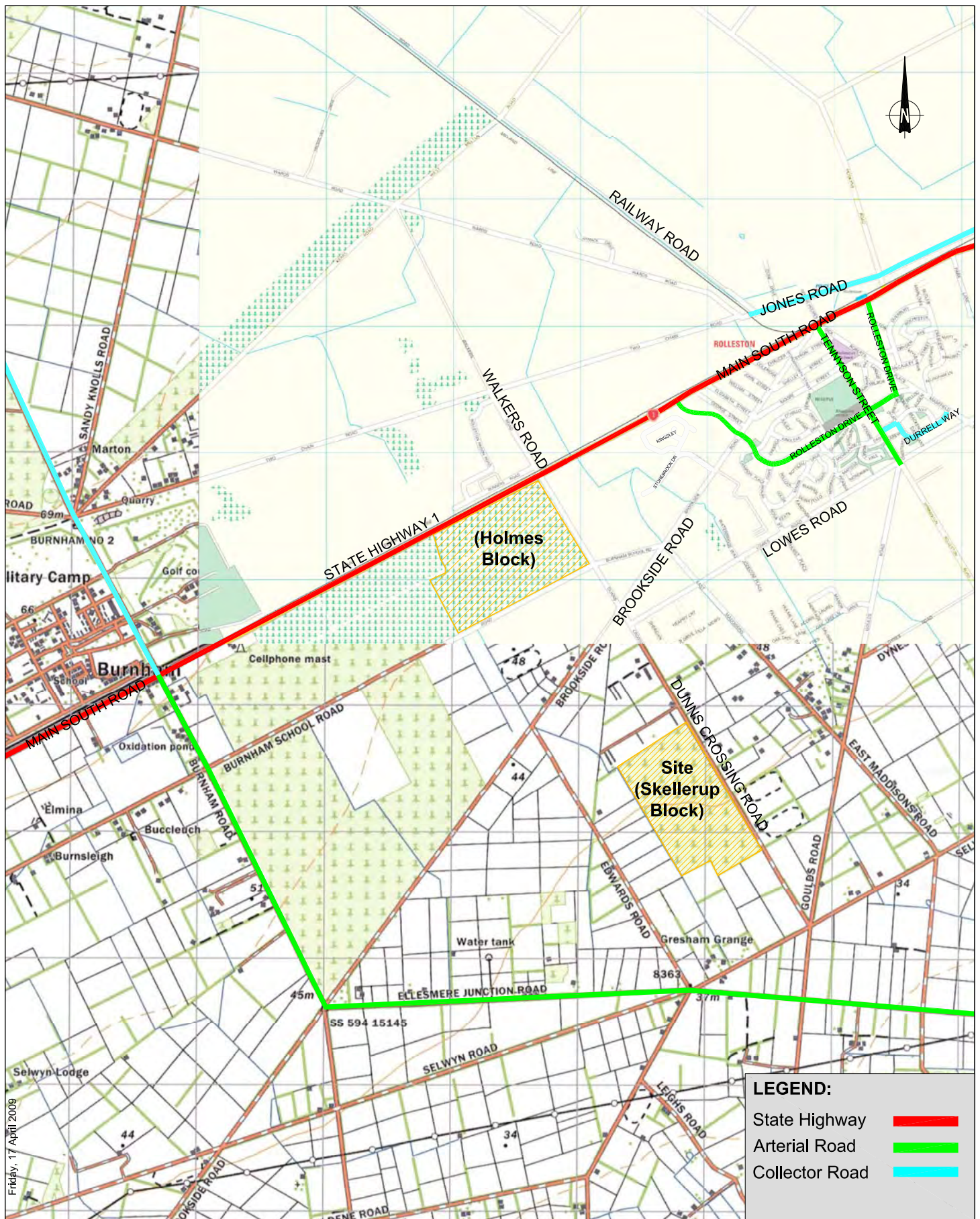
2.1 Site Location

Figure 1 shows the location of the site at the south-western edge of Rolleston and also indicates the road hierarchy classifications of the Selwyn District Plan for roads in the vicinity of the site. The key transport route within the surrounding road network is SH1, which is classified as a Strategic Road and provides an important national and regional function. The site itself has frontage to Dunns Crossing Road, which currently provides a local access function. Burnham School Road, Brookside Road and Lowes Road all intersect with Dunns Crossing Road and provide connections into Rolleston Township from the south of the township. Selwyn Road runs to in a southwest / northeast direction and connects with Dunns Crossing Road to the south of the site. The road is currently classified as a Local Road in the District Plan.

Also indicated on Figure 1 is the SPBL Holmes Block, located to the north of the application site and also fronting Dunns Crossing Road. A rural residential Plan Change application for the Holmes block site has been lodged by SPBL separately from this proposal.

Figure 2 shows a planning map proposed by the Canterbury Regional Council and the Selwyn District Council for long term (2041) urban limits within Rolleston, which has been notified under Variation 1 to Proposed Change 1 (PC1) to the Regional Policy Statement. The map includes the currently zoned Rolleston Township area with the site added to the map for reference.

Land to the northeast of Dunns Crossing Road is generally zoned for residential purposes and will form part of Rolleston Township when developed. Some development of this land is already occurring as Rolleston is currently experiencing rapid growth and the new residential subdivisions are being supported within the township by development of a central business area and an industrial park to the northwest of SH1. The land to the east of Dunns Crossing Road adjacent to the site is not currently zoned for residential purposes, but is allocated for future residential zoning within the 2007-2016 development sequence of PC1.



SPBL Rural Residential Plan Change

Site Location & Road Hierarchy

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