

Before an Independent Commissioner
Appointed by the Selwyn District Council

Under the Resource Management Act 1991

In the matter of a hearing on Plan Change 79 to the Operative Selwyn District
Plan

Birchs Village Limited

Proponent

Summary Statement of Lisa Marie Williams

2 May 2023

Proponent's solicitor:
Alex Booker | Samantha Gardner
Anderson Lloyd
Level 3, 70 Gloucester Street, Christchurch 8013
PO Box 13831, Armagh, Christchurch 8141
DX Box WX10009
p + 64 3 379 0037
alex.booker@al.nz

**anderson
lloyd.**

Summary of evidence

- 1 My name is Lisa Marie Williams, I am a senior Transport Engineer and Planner at Novo Group Ltd.
- 2 I prepared a statement of evidence dated 17 April 2023 in relation to the transport aspects of the proposed rezoning. My qualifications and experience are set out in that statement of evidence.
- 3 I repeat the confirmation given in that statement, that I have read and agree to comply with the Code of Conduct for Expert Witnesses in the Environment Court.
- 4 My input has involved the preparation of a transport assessment (dated 24/11/2021) and also an addendum (dated 8 April 2022) for density related revisions to the proposed plan change. These assessments focused on the proposed roads and key pedestrian and cycle connections to, as well as effects on, the surround transport network.

Summary

- 5 Based on the reasoning set out in my evidence, I consider the rezoning proposed is able to be accommodated within the existing and planned transport network and provides access for all modes.
- 6 The changes recommended in the Council Officers s.42A Report have for the most part been accommodated in the revised ODP and narrative. The proponent is also proposing a rule with a 600 dwelling threshold in respect of the upgrade of Birchs Road - Hamptons Road to a roundabout, the wording of this rule is discussed in detail by others.
- 7 As outlined above and in the previous assessments, I consider the rezoning request to be generally consistent with the relevant objectives and policies of the Operative Selwyn District Plan and the transport related aspects of the Councils Framework criteria.

Discussions with Council

- 8 Since my evidence was issued I have had some further clarification from Mat Collins, on behalf of Council, regarding both the timing of the Hamptons Road - Springs Road roundabout upgrade (planned for 2024/2025) and the seal widening recommended for Leadleys Road. It is understood that the Hamptons Road / Springs Road roundabout is reliant on funding from Waka Kotahi¹ and

¹ New Zealand Transport Agency.

whilst agreed, the timing of that is beyond Councils control. In order to mitigate this risk, Council are seeking a rule which limits the occupation of dwellings prior to this upgrade occurring. However, Council have also advised that given the travel times for commute to Christchurch Central and Eastern suburbs, is similar via Halswell, that the seal widening on Leadleys Road could offer an alternative route. This could accommodate some of the traffic generated by the development prior to the Hamptons Road – Springs Road roundabout being provided. As such two thresholds are proposed:

- (i) That not more than 100 dwellings shall be built prior to the completion of the Hamptons Road - Springs Road roundabout upgrades, except that,
- (ii) Up to 255 dwellings may be built prior to the completion of the Hamptons Road - Springs Road roundabout, once seal widening to achieve 7m width on Leadleys Road has been completed.

- 9 This is considered to provide a pragmatic approach to ensuring increased traffic associated with the future dwellings can be co-ordinated with the timing of transport network infrastructure.

Conclusion

- 10 Overall, for the reasons outlined above and in my evidence, I can support the rezoning sought under Plan Change 79 from a transport perspective.

Lisa Marie Williams

Dated this 2nd day of April 2023