

Before Hearing Commissioners
appointed by Selwyn District Council

under: the Resource Management Act 1991

in the matter of: application RC195454 for land use consent to establish
and operate a supermarket and café, with associated
car parking and landscaping at 581 Birchs Road,
Lincoln

and

in the matter of: **Lincoln Developments Limited**
Applicant

Summary of evidence of James Whittaker on behalf of Lincoln
Developments Limited

Dated: 28 July 2020

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**SUMMARY OF EVIDENCE OF JAMES WHITTAKER ON BEHALF
OF LINCOLN DEVELOPMENTS LIMITED**

- 1 My name is James Whittaker. I am a Principal Transportation Planner at Stantec NZ where I have worked for the past 15 years practising as a traffic planning/engineering specialist.
- 2 I prepared a statement of evidence for this hearing dated 14 July 2020.
- 3 A brief summary of the key aspects of my evidence is as follows:
 - 3.1 The proposal plans seek to develop land at 581 Birchs Road to provide for a new supermarket and café. I note the adjacent residential development and new road (Makybe Terrace), which formed part of the original application have been separately consented, whilst land on the opposite side of Makybe Terrace that was to accommodate a proposed childcare centre, has now been consented as two residential lots and an extended reserve.
 - 3.2 Within my statement of evidence, I demonstrate how the Proposal plans have been developed to be cognisant of good practice with regard to the vehicle access design; to enable all associated servicing to be accommodated within the site; and that the traffic generated by the Proposal can be adequately and appropriately accommodated on the adjacent transport network.
 - 3.3 Given the nature of the corner site, vehicle access to the supermarket has been designed to enable entry and exit to the customer carpark off both street frontages, via two (two-way) driveways. A third driveway accommodating separate service vehicle egress to Makybe Terrace is also included. As proposed, the location and design of the site driveways are, in my opinion, appropriate and logical, and through development of suitable detailed design will provide safe access and egress on both Birchs Road and Makybe Terrace.

- 3.4 The proposal plans include an on-site carparking provision of 167 spaces to fully accommodate demand generated at the site, including parking for staff, which comfortably exceeds the District Plan requirement. These carparks have been designed to generous dimensions that meet or exceed industry standards.
- 3.5 The Proposal's loading and unloading activities will be accommodated within the on-site servicing area, with related vehicles able to circulate through the site in an efficient one-way direction. I note that with the changes to Birchs Road (in relation to the Proposal), and formation of Makybe Terrace to the standard proposed, the subsequent detailed design process will ensure this adjacent road network will properly and safely accommodate the expected servicing traffic, including any truck movements. Further, a condition of consent restricting deliveries to between 7am and 7pm has been proposed and accepted by the Applicant.
- 3.6 I acknowledge that with the Proposal in place some drivers may experience longer delays in turning to and from Birchs Road and side streets/accessways, in much the same way as occurs now at other existing intersections where a range of delays are experienced, depending on the time of day and traffic conditions. My quantitative assessment of the Proposals traffic additions during the busiest period demonstrate the network will continue to operate with good levels of service and only minor delays.
- 3.7 Any associated change in network performance therefore will not, in my opinion, give rise to long delays which could lead to changes in driver behaviour that result in safety concerns, including in respect of vehicles manoeuvring at adjacent residential driveways in the vicinity of the new Birchs Road site access.
- 3.8 With additional formal pedestrian crossing points introduced on the adjacent network as part of the roading changes, I believe

pedestrians can be adequately and safely catered for in terms of both accessing the site and traversing past it.

- 3.9 Since the new Birchs Road driveway will cross the existing Rail Trail cycleway, the proposed design has been developed to be cognisant of ensuring safe operation, including reducing the crossing width for carpark traffic which, along with appropriate delineation of the path in line with industry guidance that would be subject to Council approval, will deliver a safe outcome for all users.
- 3.10 Overall, I find that the Proposal would not cause the function, safety or capacity of the adjacent road network to be compromised, and that an appropriate transportation outcome for all users can be delivered, with any potential adverse effects related to the Site appropriately mitigated through adoption of the consent conditions, as described.
- 3.11 I note the Council's Reporting Officer, in taking account of advice from the Council's traffic engineering advisor, and on the basis of consent conditions as proposed, reaches an equivalent satisfactory conclusion around the transportation effects of the proposal.
- 3.12 I have read and generally agree with the suite of conditions proposed, noting that:
 - (a) With regard to condition 2, I consider pedestrian movements between the carparks along the northern boundary and the store can be adequately catered for through the provision of additional pavement markings demarcating a pedestrian route that links with the northwest corner of the supermarket, and connecting with the footpath along the building's frontage (rather than a second dedicated pedestrian route); and
 - (b) With regard to condition 33, the need to accommodate tracking of larger trucks (including semi-trailers) is already anticipated under the 'Local Major' roading classification of Makybe Terrace. The ability to

accommodate such vehicles will therefore need to be demonstrated through the detailed design and road safety audit process associated with the existing consent conditions for this new road.

- 4 I am happy to answer any questions the Commissioner may have regarding my evidence.

Dated: 28 July 2020

James Whittaker