

NZ Transport Agency Waka Kotahi Reference: 2024-0299

2 October 2024

Ashburton District Council
PO Box 94
Ashburton 7740

Via email: info@adc.govt.nz

To whom it may concern,

**Submission on Ashburton District Plan Change 6 – Rezoning Residential D land to Residential C Zone
- 259 Alford Forest Road (State Highway 77)**

Attached is the NZ Transport Agency Waka Kotahi (NZTA) submission on proposed plan change 6 of the Ashburton District Plan for the proposed rezoning at 259 Alford Forest Road (State Highway 77) from Residential D to Residential C.

We welcome the opportunity to discuss the contents of our submission with Ashburton District Council and the applicant as required.

If you have any questions, please contact me.

Yours sincerely



Gemma Kean
Principal Planner – Poutiaki Taiao / Environmental Planning
System Design, Transport Services

Phone: 03 741 4710

Email: gemma.kean@nzta.govt.nz

FORM 5, CLAUSE 6, SCHEDULE 1, RESOURCE MANAGEMENT ACT 1991

Submission on Plan Change 6– 759 Alford Forest Road (State Highway 77) – Pajanti Limited

To: Ashburton District Council
PO Box 94
Ashburton 7740

Via email: info@adc.govt.nz

From: NZ Transport Agency Waka Kotahi
Level 1, BNZ Centre
120 Hereford Street
Christchurch 8011

1. This is a submission on an application from Pajanti Limited for:

The rezoning of Residential D land at 259 Alford Forest Road (State Highway 77) to Residential C Zone in accordance with the proposed Pajanti Outline Development Plan (ODP). The proposed ODP provides for 12 residential lots and includes a future road to be vested with the Council.

NZTA understand that future subdivision and land use consents will be required and are yet to be sought by the applicant.

2. NZ Transport Agency Waka Kotahi (NZTA) could not gain an advantage in trade competition through this submission.

3. Role of NZTA

NZTA is a Crown entity with its functions, powers and responsibilities set out in the Land Transport Management Act 2003 (LTMA) and the Government Roadway Powers Act 1989. The primary objective of NZTA under Section 94 of the LTMA is to contribute to an effective, efficient, and safe land transport system in the public interest.

An integrated approach to transport planning, funding and delivery is taken by NZTA. This includes investment in public transport, walking and cycling, local roads and the construction and operation of state highways.

4. State highway environment and context

Alford Forest Road (State Highway 77 (SH77)) connects Ashburton to Darfield, providing an inland route alternative to State Highway 1. SH77 is the main road which connects several small Canterbury settlements in the area.

5. The specific parts of the application that this submission relates to are:

The proposed Pajanti Outline Development Plan and specifically, the location of the proposed local road to be vested with Council.

6. The submission of NZTA is:

- (i) NZTA is neutral towards the proposed plan change and confirms that the proposed Outline Development Plan is acceptable, specifically, the location of the proposed road to be vested which has been located so that it is set back from the Farm Road/SH77 intersection. NZTA previously advised that the new road should be setback from the Farm Road intersection. The ODP illustrates this, and the proposed new road location is acceptable to NZTA.

There are suitable rule provisions in the district plan which require resource consent, and approval from NZTA for any new access to the state highway, specifically, State Highway Access Site Standard 10.9.9 which will apply to this site.

Any subdivision within the proposed Residential C zone will also require consent as a Restricted Discretionary Activity (Rule 9.7.4). Discretion is restricted to the overall subdivision design and layout, including connectivity and linkages (both within and beyond the subdivision) and road access, vehicle crossings and street lighting. NZTA is comfortable that there are suitable provisions to control the new road access to the site. Furthermore, approval is also required under the *Government Roading Powers Act 1989* for any access to the state highway, including the proposed new road and associated design of the intersection.

NZTA has no concerns with the remainder of the plan change.

7. NZTA seeks the following decision from the consent authority:

- (i) That the proposed road to be vested with Council remain in the location shown in the Pajanti Outline Development Plan.

8. NZTA does wish to be heard in support of this submission.

9. If others make a similar submission, NZTA will not consider presenting a joint case with them at the hearing.

10. NZTA is willing to work with the applicant in advance of a hearing.

Signature:



Principal Planner / Senior Planner – Poutiaki Taiao / Environmental Planning
System Design, Transport Services
Pursuant to an authority delegated by NZ Transport Agency Waka Kotahi

Dated 2 October 2024

Address for service: NZ Transport Agency Waka Kotahi
Level 1, BNZ Centre
120 Hereford Street
Christchurch 8011

Contact Person: Gemma Kean
Telephone Number: 03 741 4710
Email: EnvironmentalPlanning@nzta.govt.nz