

Waka Kotahi NZ Transport Agency Reference: 2022-0997

16 December 2022

19/178

Central Otago District Council
PO Box 122
Alexandra

RECEIVED
16/12/2022
CODC

Via email: districtplan@codc.govt.nz

Dear Sir/Madam,

Further Submission on Plan Change 19

Attached is the Waka Kotahi NZ Transport Agency (Waka Kotahi) further submission on the Plan Change 19 – Residential Zoning, Central Otago District Plan. We welcome the opportunity to discuss the contents of our further submission with council officers as required.

If you have any questions, please contact me.

Yours sincerely



Helen Dempster
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System Design, Transport Services

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Waka Kotahi NZ Transport Agency further submission on Plan Change 19 under Clause 8 of Schedule 1 of the Resource Management Act 1991

To: Central Otago District Council
PO Box 122
ALEXANDRA 9340

Via email: districtplan@codc.govt.nz

From: Waka Kotahi NZ Transport Agency
PO Box 5245
Dunedin 9058

This is a further submission on the following:

Plan Change 19 – Residential Zoning, Central Otago District Plan

The Waka Kotahi further submission is:

1. The statutory objective of Waka Kotahi under the Land Transport Management Act 2003 (LTMA) is to undertake its functions in a way that contributes to an effective, efficient, and safe land transport system in the public interest.
2. Waka Kotahi must carry out its functions in a way that delivers the transport outcomes set by the Government which are provided in the Government Policy Statement on Land Transport 2021/22-2030/31 (GPS). The GPS has four strategic priorities: safety, better travel options, improving freight connections and climate change.
3. The 'Outcomes Framework' issued by the Ministry of Transport (MOT) defines the long-term strategic outcomes for New Zealand's transport system and explains how government and the transport sector should work together toward these outcomes, being:
 - a. Inclusive Access
 - b. Economic Prosperity
 - c. Resilience and Security
 - d. Environmental Sustainability
 - e. Healthy and Safe People
4. Waka Kotahi supports planned development in appropriate areas and considers this should occur in a manner which does not compromise the effectiveness, efficiency, resilience, and safety of the transport network. Therefore, Waka Kotahi seeks to participate in these proceedings to ensure that the plan change provisions do not adversely affect the transport network and ensures environmental sustainability.
5. Land use planning has a significant impact on the transport policy, infrastructure and services provision and vice versa. Once development has occurred, it has a long-term impact on transport. Changes in land use can affect the demand for travel, creating both pressures and opportunities for investment in

transport infrastructure and services, or for demand management. For these reasons, Waka Kotahi seeks to enable development in the most accessible urban areas.

6. Overall, Waka Kotahi has an interest in Plan Change 19 as a result of its role as a:
 - Transport investor – to maximise effective, efficient and strategic returns for New Zealand;
 - Planner of land transport networks – to ensure the integration of infrastructure and land use so as to support liveable communities and the development of an effective and resilient land transport network for customers;
 - Provide for access to and the use of the land transport system – to shape smart, efficient, safe and responsible transport choices; and
 - Manager of the state highway network – to deliver efficient, safe and responsible highway solutions for customers.
7. For these reasons it is considered that Waka Kotahi has an interest which is greater than the general public.
8. Further points are summarised in Table 1, which forms the bulk of our submission.
9. Waka Kotahi could not gain an advantage in trade competition through this submission.

We seek the following decision from the local authority:

Amend the provisions of Plan Change 19 as detailed in Table 1 (attached) including such further, alternative or consequential relief as may be necessary to fully achieve the relief sought in this further submission.

Waka Kotahi would like to be heard in support of its submission. If others make a similar submission, Waka Kotahi will consider presenting a joint case with them at a hearing.

Signature of person authorised to sign on behalf of Submitter:



Team Lead South – Poutiaki Taiao / Environmental Planning
System Design, Transport Services
Pursuant to an authority delegated by Waka Kotahi NZ Transport Agency

Date: 16 December 2022

Address for service: Waka Kotahi NZ Transport Agency
PO Box 5245
Dunedin 9058

Contact Person: Helen Dempster
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Table 1: Decisions Sought on Plan Change 19

This further submission is in relation to the submission of:	The particular submission point I/we support or oppose is:	My/our position on this submission point is:	The reasons for my/our support or opposition are:	The decision I/we want Council to make:
The Van Der Velden Family Trust (#69)	Re-Zone property an area around the Ripponvale Rest Home on State Highway 6 as LLRZ (P3) to allow for minimum allotment sizes of 6000m2.	Oppose	Re-zoning of the submitters property to enable Large Lot Residential development is unanticipated by the plan change and the effects of the multi-lot development that could occur if the Council accepts the submission, hasn't been accounted for in infrastructure planning.	Reject the submission as it relates to re-zoning the property.
Wooing Tree Development Partnerships Limited (#79)	Amend Planning Maps to include Business Resource Area (2) on Lots 601 and 602, as per approved subdivision consent.	Oppose	Waka Kotahi provided comment as part of the EPA consent process on the commercial aspect of the Wooing Tree proposal for lots 601 and 602. The consent specifically restricted the scope of commercial activities and in particular included consent conditions on commercial signage to avoid driver distraction on SH8B and SH6. If these lots were rezoned commercial it may mean the new zone performance standards may be more permissive than the consent	Reject the submission as it relates to re-zoning of lots 601 and 602.

			conditions. Hence we do not think rezoning of these lots is appropriate given there is an existing consent and associated conditions that specifically address the effects of the development in this area.	
A F King and Sons Ltd (#83)	Rezoning Lots 1-4 DP 444910 from Rural Residential to Large Lot RZ(P2)	Oppose	Re-zoning of the submitters property to enable Large Lot Residential development is unanticipated by the plan change and the effects of the multi-lot development that could occur if the Council accepts the submission, hasn't been accounted for in infrastructure planning.	Reject the submission as it relates to re-zoning the property.
Wakefield Estates (#138)	Rezone part of Lot 100 DP433991 to LLRZ and LLRZ (P1)	Oppose	Re-zoning of the submitters property to enable Large Lot Residential development is unanticipated by the plan change and the effects of the multi-lot development that could occur if the Council accepts the submission, hasn't been accounted for in infrastructure planning.	Reject the submission as it relates to re-zoning the property.
Thyme Care Properties Ltd (#145)	Amend the zoning of Part Lot 4 DP 22109 and Lot 2 DP 23343 and Lot 1 DP 23343 from Rural Residential Resource Area to MRZ;	Oppose	Re-zoning of the submitters property to enable Medium Density Residential development is unanticipated by the plan change and the effects of the multi-lot development that could occur if the Council accepts the submission, hasn't been accounted for in infrastructure planning.	Reject the submission as it relates to re-zoning the property.

Pisa Moorings Developments Ltd & Pisa Village Developments Ltd (#146)	Re-zone land at 828 Luggate-Cromwell Road and the adjoining site south of Pisa Moorings, legally described as Lot 2 DP 397990, Lot 2 DP 405431, Lot 19 DP 520912 and Lot 112 DP 546309 from Rural Resource Area, LLRZ (P1) and LRZ to a mixture of LRZ, MRZ and commercial zoning	Oppose	Re-zoning of the property, as sought by the submitter, is unanticipated by the plan change and the effects of the multi-lot and mixed land use development that could occur if the Council accepts the submission, hasn't been accounted for in infrastructure planning.	Reject the re-zoning sought by the submitter.
Rocky Glen Ltd c/- Lewis McGregor (#159)	Extend LLRZ to include Lot 1 DP 498688 and Section 184 Block I Fraser Survey District adjacent to State Highway 8 Alexandra-Fruitlands Road	Oppose	Re-zoning of the submitters property to enable Large Lot Residential (P3) development is unanticipated by the plan change and the effects of the multi-lot development that could occur if the Council accepts the submission, hasn't been accounted for in infrastructure planning.	Reject the submission as it relates to re-zoning the property.