

Fern Bradly

From: Julie McMinn <Julie.McMinn@nzta.govt.nz>
Sent: Tuesday, 19 September 2023 2:32 pm
To: District Plan
Subject: RE: Plan Change 19 Waka Kotahi Comments on the Section 42A Reply Report (NZTA case 2022-0997)

Hi

Waka Kotahi New Zealand Transport Agency (Waka Kotahi) comments on Section 42A report reply are as follows:

1. Lowburn: Suggested Comment

Our safety engineers have assessed the Mr Fullers Transportation evidence and note that his assessment of the effects are deficient in that he has not included a Ausroad turning warrant which would further assess if the intersection with Lowburn Valley Road and SH6 would require to be upgraded if this area was is developed further. As a result Waka Kotahi does not consider Mr Fuller's evidence assesses all the potential effects from future growth on this intersection from. An assessment on the numbers of vehicle generated by existing development in the area, future permitted activities allowed for and any additional growth proposed by #83 AF King and Sons Ltd at Lowburn would need to be assessed to identify if there is a trigger point over which the intersection may require improving.

2. Future Growth Overlays: Comment

Waka Kotahi understands the Section 42A reply report is now recommending that areas affected by the Future Growth Overlay Areas in the original notification of Plan Change 19 are now rezoned so the "future" zone is applied now. The other change is subdivision in these areas are controlled via a non-complying activity status until specified upgrades are undertaken Any subdivision wanting to utilise the new zoning will be subject to the new rule SUB- 7 initially as a restricted discretionary with matters of discretion including reference to SUB-R4 falling to noncomplying if these matters e.g Cromwell wastewater Plant is upgraded, cannot be met. Waka Kotahi supports the inclusion of SUB R-4 to the matters of discretion as it includes a number of roading matters which will also help address any potential effects on the state highways from a proposed development.

Waka Kotahi also supports the following matter of discretion to be added to SUB-R4:

"Any measures required to address the potential for reverse sensitivity effects to arise in relation to existing activities undertaken on adjoining land."

3. Future Growth Overlay Introduction: Suggested comment

- Introduction changes to LLRZ,LRZ and MRZ : Similar to the change accepted by the 42A report writer to LLRZ-P8, LRZ-P6 and MRZ-P7 where "transport infrastructure" was added to these policies, Waka Kotahi would also like these words added to the introduction LLRZ, LRZ and MRZ as important infrastructure capacity that needs to be assessed prior to future residential development, as follows:

....."there is capacity within the reticulated water, ~~and~~ wastewater networks and transport infrastructure to service the additional development."

If you have any questions or require clarification on the matters outlined above, please contact the undersigned to discuss.

Kind regards

Julie

Julie McMinn | Consultant Planner
Poutiaki Taiao | Environmental Planning

DDI 64 3 955 2926

E julie.mcminn@nzta.govt.nz / w nzta.govt.nz

Dunedin Office / AA Centre, 450 Moray Place,
PO Box 5245, Dunedin 9058, New Zealand

NOTE: I only work 9-3pm Monday -Thursday



From: District Plan <DistrictPlan@codc.govt.nz>
Sent: Wednesday, 13 September 2023 2:13 PM
To: District Plan <DistrictPlan@codc.govt.nz>
Subject: Plan Change 19

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Afternoon

Section 42a reply report is available on the Lets Talk platform [Plan Change 19 - Residential Zoning | Let's Talk Central Otago \(codc.govt.nz\)](#)

Any comments can be made to districtplan@codc.govt.nz by Wednesday the 20th September
thanks

Tarryn Lines

Team Leader - Planning Support



+64 21 976 340

Tarryn.Lines@codc.govt.nz

1 Dunorling Street, Alexandra 9320

www.codc.govt.nz

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