

Nicholas Law

From: Gemma Kean <Gemma.Kean@nzta.govt.nz>
Sent: Wednesday, 15 May 2024 12:12
To: David Harford
Subject: RE: 259 Alford Forest Rd, Ashburton - Application 2024-0299 CRM:0100000137

Don't worry David, got it now.

I can confirm that the safety engineer is happy with the proposed location as you have now shown, so best to proceed on that basis.

Thanks,
Gemma

From: David Harford <david@dhconsulting.co.nz>
Sent: Wednesday, May 15, 2024 12:06 PM
To: Gemma Kean <Gemma.Kean@nzta.govt.nz>
Subject: RE: 259 Alford Forest Rd, Ashburton - Application 2024-0299 CRM:0100000137

I will send a separate scan through. The mock u[attachment can't be picking up the red line overlay from the surveyor for some reason.

Kind Regards

DH

David Harford
David Harford Consulting Ltd
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From: Gemma Kean <Gemma.Kean@nzta.govt.nz>

Sent: Wednesday, May 15, 2024 12:03 PM

To: David Harford <david@dhconsulting.co.nz>

Subject: RE: 259 Alford Forest Rd, Ashburton - Application 2024-0299 CRM:0100000137

Hi David,

The mock up you sent through appears to be the same as the original plan you sent through?

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Ngā mihi nui

Gemma

Gemma Kean (she/her)

Principal Planner

Poutiaki Taiao | Environmental Planning, Te Toki Tārai - System Design

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Please note I work a 9 day fortnight, for anything urgent on a Friday please contact environmentalplanning@nzta.govt.nz

From: David Harford <david@dhconsulting.co.nz>
Sent: Wednesday, May 15, 2024 9:47 AM
To: Gemma Kean <Gemma.Kean@nzta.govt.nz>
Subject: RE: 259 Alford Forest Rd, Ashburton - Application 2024-0299 CRM:0100000137

Sorry Gemma – I see I hadn't attached this.

Please see it below.



From: Gemma Kean <Gemma.Kean@nzta.govt.nz>

Sent: Wednesday, May 15, 2024 9:35 AM

To: David Harford <david@dhconsulting.co.nz>

Subject: RE: 259 Alford Forest Rd, Ashburton - Application 2024-0299 CRM:0100000137

Mōrena David,

Can you please send through the mock up you have referred to please?

Thanks,
Gemma

Gemma Kean (she/her)

Principal Planner

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From: David Harford <david@dhconsulting.co.nz>

Sent: Tuesday, May 14, 2024 3:23 PM

To: Gemma Kean <Gemma.Kean@nzta.govt.nz>

Subject: RE: 259 Alford Forest Rd, Ashburton - Application 2024-0299 CRM:0100000137

Hello Gemma

The surveyor has done a quick mock-up basically flipping the proposed road around (red -outline). This essentially offsets the road a further 18/19m further north and hence further away from Farm Road intersection.

Before I get the surveyor to prep a final scheme design to reflect this layout, is this layout more acceptable to NZTA.

To go right to the boundary then forces rights of way in the development which simply becomes additional access which isn't really required.

Kind Regards

DH

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From: Gemma Kean <Gemma.Kean@nzta.govt.nz>
Sent: Tuesday, May 7, 2024 3:13 PM
To: David Harford <david@dhconsulting.co.nz>
Subject: RE: 259 Alford Forest Rd, Ashburton - Application 2024-0299 CRM:0100000137

Thanks David,

I am comfortable with the comments you have made below and will await further information/a copy of the application.

Thanks,
Gemma

From: David Harford <david@dhconsulting.co.nz>
Sent: Tuesday, May 7, 2024 2:05 PM
To: Gemma Kean <Gemma.Kean@nzta.govt.nz>
Subject: RE: 259 Alford Forest Rd, Ashburton - Application 2024-0299 CRM:0100000137

Hello Gemma

In **red** below

From: Gemma Kean <Gemma.Kean@nzta.govt.nz>
Sent: Friday, April 12, 2024 11:09 AM
To: David Harford <david@dhconsulting.co.nz>
Cc: Ian Hyde <Ian.Hyde@adc.govt.nz>
Subject: RE: 259 Alford Forest Rd, Ashburton - Application 2024-0299 CRM:0100000137

Kia ora David,

Thank you for your response and sending through your correspondence with Amina. In principle, NZTA don't have concerns with the rezoning of the site from Residential D to Residential C, to provide for additional residential dwellings at the site. While I note that the application shows up to 12 lots, our assessment is based off the maximum number of lots that could be created within the area subject to the plan change (up to 21 lots, 360m² each).

The single access point to the State Highway is considered acceptable (subject to appropriate design). I have set out several points below for your consideration in relation to our likely design requirements:

- The proposed access location creates a staggered crossroads with Farm Road. This does not provide a sufficiently long stagger to allow safe manoeuvring to make a 'straight' through movement and safe use of the median as below. The applicant will need to maximise separation between the access and Farm Road. **I assume you mean you want the road position moved further northward? That will make it very difficult to provide road connection for all lots if that is the case.**
- **Riverside Business Park:** We have been reviewing this application which has also been lodged with the Council (resource consent). As part of this development, the applicant is proposing a series of upgrades to the Melrose/State Highway 77 intersection. **Yes** have set out two scenarios for you below and in relation to the design requirements for the access proposed as part of your plan change.
 1. If the new intersection proceeds prior to any works being undertaken at the Melrose Road/State Highway 77 intersection, the flush median layout will need to be extended, including cycle lane access to this development. Works would include paint marking, green surfacing and minor pavement widening. **Noted – this will require the normal works application to NZTA from an approved contractor?**
 2. If the new intersection were to proceed after any upgrade to the Melrose Road/State Highway 77 intersection occur, tapers constructed as part of that upgrade would need to be removed from the flush median past the new intersection to this development, and the cycle lane would need to be extended to the site. Works would include paint marking, green surfacing and some minor pavement works. **Noted- Its uncertain at the moment who is going to move first but I suspect it may be this proposal 259 Alford Forest Road based on the fact they will be ready to go and have far lesser road and servicing requirements.**
- You have proposed inclusion of a proposed ODP which shows one access point - we consider a single access to be appropriate (and the existing access to be closed), however, our comments in relation to the location of the access above may result in the location needing to be amended in the ODP. **That's an issue for us as trying to enable all 12 lots to access off a road access no longer central to the development is not easy and not sure even workable. I will discuss this with the surveyor.** Given that no other amendments to rule provisions are proposed, I am comfortable that the existing District Plan rules adequately manage the process in which NZTA approval would be required for the intersection, specifically the following:
 - 10.9.9 State Highway Access** (Restricted Discretionary Activity) **Yes**
 - 10.7.3 Notification/Consultation/Notes**
 - 9.7.4 Subdivision** (Restricted Discretionary Activity)I am comfortable that the existing plan provisions (namely, 10.9.9 State Highway Access) adequately provide for NZTA involvement in approving any new access to the state highway, but the above should give you some direction as to what would be required for a new access. **As above**

In terms of the planning process, our preference is to wait until the application is notified, to confirm that the documentation as notified is what we have reviewed and whether our feedback has been taken into consideration. I would anticipate we would then provide a submission to the application – which would reflect the points above. **Ok – just allow me to explore this access matter. Which I will come back to you before any notification gets underway. I just prefer proceeding on the basis that consultation has gone as far as it can and all avenues explored.**

Please let me know if you have any questions regarding any of the above, otherwise, I will await notification of the plan change by Council. Will do.

Thanks,
Gemma

Gemma Kean (she/her)

Principal Planner

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From: David Harford <david@dhconsulting.co.nz>

Sent: Tuesday, April 9, 2024 6:25 PM

To: Gemma Kean <Gemma.Kean@nzta.govt.nz>

Subject: RE: 259 Alford Forest Rd, Ashburton - Application 2024-0299 CRM:0100000137

Hi Gemma

Yes it has been lodged at ADC and yes please re written approval.

Attached is the email to Amina a month or so ago FYI.

I also attach a cross section of the proposed road serving the 12 lots. Note that this will be widened from 14m to possibly 16m wide.

I am pushing this application along because its taking too long to get notification underway (It's a Plan Change so its notified anyway but we getting closer to the ADC notification) but regardless of that, look forward to your response later this week.

Kind Regards

DH

David Harford

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From: Gemma Kean <Gemma.Kean@nzta.govt.nz>
Sent: Tuesday, April 9, 2024 4:29 PM
To: David Harford <david@dhconsulting.co.nz>
Subject: RE: 259 Alford Forest Rd, Ashburton - Application 2024-0299 CRM:0100000137

Hi David,

I just wanted to check with you where in the process this plan change is currently? I understand that it has been lodged with the Council and you are seeking our written approval. Is the application currently on hold with the Council? Has a notification assessment been made?

I have received feedback from the team so will be able to provide a more fulsome response later in the week (I am in conferencing tomorrow).

Many thanks,

Gemma

Gemma Kean (she/her)

Principal Planner

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Please note I work a 9 day fortnight, for anything urgent on a Friday please contact environmentalplanning@nzta.govt.nz

From: Amina Bhikoo <amina.bhikoo@nzta.govt.nz>

Sent: Tuesday, April 9, 2024 1:18 PM

To: David Harford <david@dhconsulting.co.nz>

Cc: Gemma Kean <Gemma.Kean@nzta.govt.nz>

Subject: RE: 259 Alford Forest Rd, Ashburton - Application 2024-0299 CRM:0100000137

Kia ora David,

I am going on leave, Gemma who is cc'd in this email will be taking over this application.

She will be in contact shortly with NZTA comments.

Kind regards,

Amina Bhikoo BUrbPlan(Honours)

Planner, Environmental Planning

Transport Services

Email: amina.bhikoo@nzta.govt.nz

Mobile: 021 083 89320

Waka Kotahi NZ Transport Agency

Aon Centre, Level 5, 29 Custom Street West

Private Bag 106602, Auckland 1143, New Zealand

From: Amina Bhikoo

Sent: Thursday, March 28, 2024 12:32 PM

To: David Harford <david@dhconsulting.co.nz>

Subject: RE: 259 Alford Forest Rd, Ashburton - Application 2024-0299 CRM:0100000137

Hi David,

I am still waiting for an assessment from NZTA Safety and Network Engineers.

I will be in contact when I hear back from them.

Kind regards,

Amina Bhikoo BUrbPlan(Honours)

Planner, Environmental Planning

Transport Services

Email: amina.bhikoo@nzta.govt.nz

Mobile: 021 083 89320

Waka Kotahi NZ Transport Agency

Aon Centre, Level 5, 29 Custom Street West

Private Bag 106602, Auckland 1143, New Zealand

From: David Harford <david@dhconsulting.co.nz>

Sent: Thursday, March 28, 2024 12:22 PM

To: Amina Bhikoo <amina.bhikoo@nzta.govt.nz>

Subject: FW: 259 Alford Forest Rd, Ashburton - Application 2024-0299 CRM:0100000137

You don't often get email from david@dhconsulting.co.nz. [Learn why this is important](#)

Hello Amina

Just looking for an update on this proposal please.

Kind Regards

DH

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From: David Harford
Sent: Thursday, March 14, 2024 4:04 PM
To: 'Amina Bhikoo' <amina.bhikoo@nzta.govt.nz>
Subject: RE: 259 Alford Forest Rd, Ashburton - Application 2024-0299 CRM:0100000137

Hello Amina

Please see the Plan Change Application and Section 32 Assessment.

The latest Plan you have Amina is the result of Council raising with the applicant that instead of nine allotments, can this be increased to 12. This was on the basis of preventing additional lots being sought at a future date where issues of access primarily may be an issue.

Hence now, we are proposing a road to access all twelve lots instead of rights of way.

Kind Regards

DH

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From: Amina Bhikoo <amina.bhikoo@nzta.govt.nz>
Sent: Thursday, March 14, 2024 11:43 AM
To: David Harford <david@dhconsulting.co.nz>
Subject: 259 Alford Forest Rd, Ashburton - Application 2024-0299 CRM:0100000137

Kia ora David,

I am the planner assigned to the application at 259 Alford Forest Rd, Ashburton.

This proposal will need to be reviewed by NZTA subject matter experts.

Do you have a planning assessment and a copy of the AEE that you can send to me please. I look forward to hearing from you.

Kind regards,

Amina Bhikoo BUrbPlan(Honours)

Planner, Environmental Planning

Transport Services

Email: amina.bhikoo@nzta.govt.nz

Mobile: 021 083 89320

Waka Kotahi NZ Transport Agency

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