

UNDER the the Resource Management Act 1991 ("RMA")
IN THE MATTER of Proposed Waikato District Plan (Stage 1) Hearing 25 –
Zone Extents

**STATEMENT OF EVIDENCE OF LEO DONALD HILLS ON BEHALF OF
2SEN LTD AND TUAKAU ESTATES LIMITED**

[Submission 299]

TRANSPORT

1. INTRODUCTION

1.1 My full name is Leo Donald Hills. I am a Director at the firm Commute Transportation Consultants Limited.

Experience

1.2 I have the qualifications and experience previously set out in my primary evidence.

Involvement in the Proposal

1.3 I have been commissioned by 2Sen Ltd and Tuakau Estates Ltd (**"the Submitters"**) to prepare this statement of evidence to address matters raised by the Submitters' submission on the proposed Waikato District Plan (Stage 1) (**"PDP"**) seeking the rezoning of the balance of their properties at 48 and 52 Dominion Road, Tuakau to the General Residential Zone (**"Properties"** and **"Rezoning Request"**). In particular, I have been asked to provide an assessment of the potential transportation related effects of the Rezoning Request, and the capacity of the surrounding transportation network to absorb development of the Properties over time for residential purposes.

2. EVIDENCE SUMMARY

2.1 The proposal intends to rezone the balance of land (10.6 ha), from Rural Zone to Residential Zone through a Rezoning Request.

- 2.2 From my review of the ITA relating to the Tuakau Structure Plan (precursor to the District Plan review), it does not include any traffic generation analysis, analysis on the effects on key intersections within Tuakau, or analysis on the effects of the local and wider road network as a result of the PDP rezoning. As such, no requirements for transportation upgrades have been identified relative to Dominion Road or the local road network as a result of the proposed growth and PDP rezoning.
- 2.3 Based on the modelling and assessment undertaken as part of my evidence preparation, I consider that the PDP rezoning along Dominion Road would need to be supported by upgrades detailed in my assessment (and listed below), to maintain appropriate levels of safety and efficiency on the surrounding road network:
- (a) A right turn bay is recommended on the southern leg of the Dominion Road / Harrisville Road intersection. It is noted that this will likely require upgrades / widening of the bridge immediately to the north of the subject intersection;
 - (b) The Park Avenue one-lane bridge is recommended to be upgraded to a two-lane bridge; and
 - (c) A right turn bay is recommended on the eastern leg of the Park Avenue / Bollard Road intersection
- 2.4 Considering the PDP rezoning, the additional Rezoning Request does not result in a discernible change to the operation of the key intersections and therefore no further upgrades are required as a result of the Rezoning Request beyond those already triggered by the PDP rezoning along Dominion Road.
- 2.5 Accordingly, I conclude that there is no traffic engineering or transportation planning reason to preclude acceptance of Rezoning Request.

3. COMMENTS ON SECTION 42A REPORT

- 3.1 I note that additional rezoning from Rural Zone to Residential Zone is also recommended at 54 Dominion Road (adjoining the subject site). I consider that the additional rezoning of that site is unlikely to result in a

discernible change to the operation of the key intersections and therefore this does not affect the conclusions reached in my EIC.

- 3.2 The s42A framework report states that submissions on zoning need to address the Waikato Regional Policy Statement (WRPS) provisions including item c) which states “multi-modal transport links and connectivity, both within the area of new urban development, and to neighbouring areas and existing transport infrastructure; and how the safe and efficient functioning of existing and planned transport and other regionally significant infrastructure will be protected and enhanced”. In this regard, I consider that the Rezoning Request enables better links / connectivity to be established with the surrounding area and in particular enables a new road connection to Moira Drive which is residential, which would otherwise not occur.

Leo Donald Hills

12 May 2021