



Hewson Planning
35 Corbett Road
RD2
Whangarei 082

Attachment 7. NZTA Approval

NZTA Ref: 8/3/4/4/22

16 January 2015

Plant Pro Limited
C/- Jason Hewson
Hewson Planning
35 Corbett Road, RD2
Whangarei

Level 11, HSBC House
1 Queen Street
Private Bag 106602
Auckland 1143
New Zealand
T 64 9 969 9800
F 64 9 969 9813
www.nzta.govt.nz

Dear Jason

**PROPOSED SUBDIVISION: PLANT PRO LIMITED – JEROME LUITEN
561 STATE HIGHWAY 1, KAURI.**

Thank you for your letter dated 28 October 2014 requesting comments from NZ Transport Agency for your client's proposed subdivision. I apologise for the delay in a response.

The Proposal

It is the NZ Transport Agency's understanding that the proposal is to subdivide the property legally described as Lot 2 DP 419817 into three lots - Proposed Lot 1 (1.76ha), Proposed Lot 2 (0.63ha) and Proposed Lot 3 (0.81ha). Access is to be gained via the existing shared crossing (CP 63B), which is proposed to be upgraded with a left hand turn bay.

It is understood that the proposal is non-complying under the Countryside Environment Rules of the Whangarei District Plan as it does not meet the Controlled Activity minimum site area of 20ha nor the Discretionary Activity average site area of 4ha (being a total size of 3.2ha).

The site is also outside of the Draft Plan Change 85 A-D Rural, prepared by the Whangarei District Council which seeks to rezone the existing Countryside, and Coastal Countryside Environments, outside the boundaries of the Urban Growth Strategy and Marsden Point/Ruakaka Structure Plan.

While NZ Transport Agency supports an integrated approach to development and land use planning, consistent with the objectives and policies of the Whangarei District Plan, the NZ Transport Agency's role is to ensure the safe and efficient operation of the State Highway and responds on this basis.

Limited Access Road (LAR)

In terms of Government Rounding Powers Act 1989, no person can lawfully drive or move a vehicle onto or from a LAR except at a road intersection that existed prior to the State highway being declared a LAR, a road intersection with a LAR that has been authorised by the NZ Transport Agency, or a Crossing Place (CP) that has been authorised by the NZ Transport Agency. The Transport Agency notes that Lot 2 DP419817 has one registered SH crossing place referenced as CP 63B, which is also used by Lot 1 DP419817, Lot 1 DP101462, and Lot 2 DP 133097.

Decision

In respect to impacts on the State Highway, the NZ Transport Agency is not opposed to the proposal subject to the following conditions:

- 1) Upgrade CP63 B to accommodate Austroads AUL(S) treatment; and
- 2) Submit detailed drawings of the improvements to CP63B to NZTA for approval prior to construction commencing.

I trust this letter clearly outlines the NZ Transport Agency's position with respect to your client's proposal. If you have any queries, please do not hesitate to contact Sarah Ho on 09 969 9912 (or email sarah.ho@nzta.govt.nz).

This response is the NZ Transport Agency's current view of the situation. Please note that if this application is put on hold for any length of time and resubmitted at a later date, the NZ Transport Agency's may need to review its comments in the light of any traffic, safety, planning, or policy change.

Yours faithfully



Sarah Ho
Senior Planning Advisor
Planning and Investment