

To: Torrey McDonnell
Porirua City Council

From: James Whittaker
Addington

Project/File: 310203458
Date: 22 July 2022

Reference: Hearing Stream 5 Follow Up (2) - Rural Zone Review

I have prepared this memorandum to respond to those questions asked of me by the hearing commissioners in “Minute 44”, which relate to the transport matters of the Proposed District Plan ‘Rural Zone Review’.

- a) Please confirm the width of the road reserve on rural roads assessed as too narrow to permit RL intensification i.e. Belmont, Murphys, Muri, Upper Moonshine, Mulhern

I have used the Council’s GIS website¹ to determine the typical legal road widths, as summarised below, noting these vary along the road alignment.

- Belmont Road: 20m
- Murphys Road: 20m
- Muri Road: 20m
- (upper) Moonshine Road: 17-20m
- Mulhern Road: 16-20m

For clarity, I note that my assessment of the available residual roading capacity for the streets included in the ‘PCC Rural Road Assessment’ report, focused on the ‘formed trafficable width’. Since the legal road widths are wider by necessity to accommodate berms and services etc, widening of the current trafficable width could feasibly be achieved within the legal road boundaries, subject to topographical constraints, noting there would be an associated cost (likely a significant one) in doing so.

- b) Can Mr Whittaker please comment on whether the capacity of Paekākāriki Hill Road is sufficient to accommodate the proposed Milmac rezoning if it is restricted to 17-18 units;

My assessment of the Milmac Homes Limited submission seeking to rezone the site to Rural Lifestyle Zone (RLZ) is described in paragraphs 43-47 of my evidence². Based on the scale of residential activity that could be realised within the site, which at that time assumed 81 new lots, I recommended against rezoning to RLZ.

My assessment of rezoning the land to RLZ considered the existing levels of traffic on Paekākāriki Hill Road, the subsequent decrease in volumes as traffic migrated to the new Transmission Gully Motorway (TGM) alignment, and then the addition of new trips associated with the already recommended zoning changes within the local Paekākāriki Hill Road catchment that provides for establishment of approximately 172 new residential lots. On this basis, I considered that only around 28 lots could be

¹ <https://maps.porirua.govt.nz/localmaps/viewer/>

² Statement of Evidence of James Whittaker (Traffic), dated 14 April 2022

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developed within the local catchment before the 'residual capacity' delivered by traffic migrating to TGM was fully exhausted.

Considering the now proposed 17-18 new lots on the Milmac site, the associated traffic could in my opinion be accommodated on Paekākāriki Hill Road within the residual capacity enabled by TGM. Based on effectively 'capping' the number of lots within the Milmac site as proposed, I could support the rezoning of the land to RLZ.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'James Whittaker', written over a horizontal line.

James Whittaker