

Mr B Ritchie
Watchman Capital Limited
92 Parnell Rise
Parnell
Auckland 1052

22 February 2023

Copy via email: s 9(2)(a)

Dear Bill,

TRAFFIC ASSESSMENT REPORT – 31 NGONGOTAHA ROAD, NGONGOTAHA, ROTORUA

Commute Transportation Consultants (Commute) have been commissioned to assess the traffic and transportation aspects of a proposed Stage 1 development of 31 Ngongotaha Road to construct a comprehensive residential housing development of circa 196 dwellings. The proposed development will gain access onto Ngongotaha Road (also known as State Highway 36) via a new priority-controlled intersection.

The applicant proposes to lodge an application for a referred project under the Covid-19 Recovery (Fast-track Consenting) Act 2020 (the “Act”) to utilise the fast-track consenting process via an expert consenting panel. We are aware the consenting panel have requested further information regarding State Highway 36 and the engagement with Waka Kotahi relating to acquiring the approvals for the proposed crossing onto State Highway 36.

In this regard, I would note that Commute (most of which I have been involved with) have been involved in several Fast-track applications both working for the applicant and also for the Environmental Protection Agency (EPA) in aiding the consenting panel with their decisions. I have also been involved in consenting numerous residential developments over the last 25 years.

In this regard I note:


- I have had initial discussion with Waka Kotahi over the proposal, and Waka Kotahi have provided initial comments which does not indicate a new intersection will be unacceptable to Waka Kotahi (which I understand have been provided within the overall response to the questions raised).
- I anticipate ongoing discussions with Waka Kotahi over the proposal through further stages of the Fast-track process.
- The proposal does not include any “driveway” access to SH69 but rather includes a new “intersection” with SH36 via a new internal local.
- This situation (new local road intersection with another existing road) is typical of many of residential developments I have been involved with and as such is not unusual in any way. In this case Waka Kotahi are the Road Controlling Authority (RCA) for the existing road where the intersection will occur.

We trust this answers the questions regarding this matter. If you have any further questions please do not hesitate in contacting us.

Yours sincerely

Commute Transportation Consultants

Leo Hills



Director

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