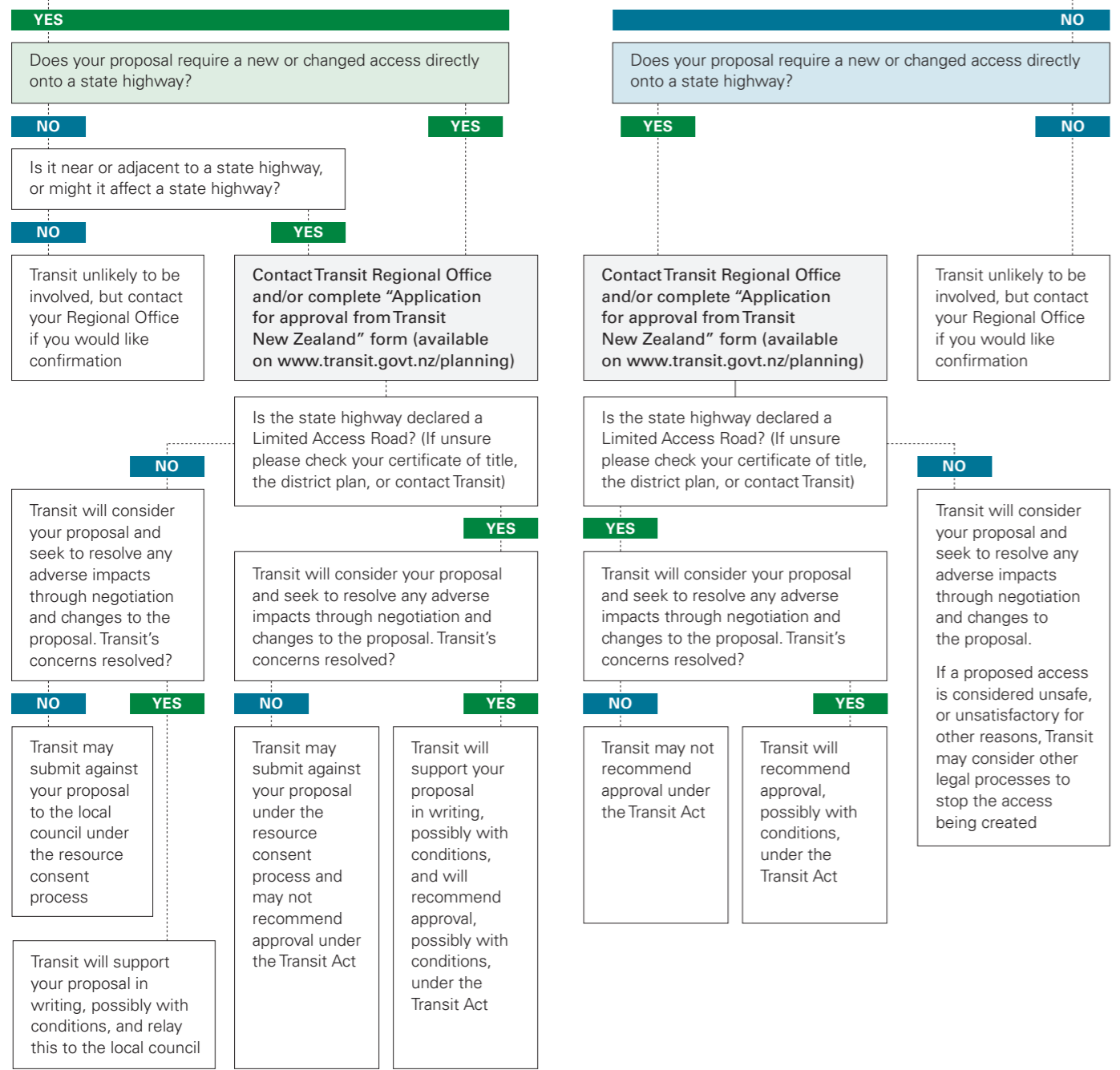


DOES YOUR PROPOSAL INVOLVE A SUBDIVISION, DEVELOPMENT OR CHANGE OF USE THAT REQUIRES RESOURCE CONSENT?



TRANSIT NEW ZEALAND DIRECTORY

National Office
 PSIS Building, Level 9
 20–26 Ballance Street
 PO Box 5084
 Wellington 6145
Tel 64 4 499 6600
Fax 64 4 496 6666

Wanganui Regional Office
 Seddon House
 Park Place
 PO Box 345
 Wanganui 4540
Tel 64 6 349 6520
Fax 64 6 345 7151

Northland Office
 CPO Building, Level 1
 Rathbone Street
 PO Box 1899
 Whangarei 0140
Tel 64 9 430 4355
Fax 64 9 459 6944

Wellington Regional Office
 Logical House, Level 8
 186 – 190 Willis Street
 PO Box 27477
 Wellington 6141
Tel 64 4 801 2580
Fax 64 4 801 2599

Auckland Regional Office
 Qantas House, Level 13
 191 Queen Street
 PO Box 1459
 Auckland 1140
Tel 64 9 368 2000
Fax 64 9 368 2059

Marlborough Roads Office
 The Forum, Level 1
 Unit 2.4, Market Street
 PO Box 1031, Blenheim 7240
Tel 64 3 577 1850
Fax 64 3 577 5309
 0800 MARLRDS (0800 627 573)

Hamilton Regional Office
 BNZ Building, Level 4
 354 Victoria Street
 PO Box 973
 Hamilton 3240
Tel 64 7 903 5100
Fax 64 7 957 1437

Christchurch Regional Office
 Pacific Brands House, Level 7
 123 Victoria Street
 PO Box 1479
 Christchurch 8140
Tel 64 3 366 4455
Fax 64 3 365 6576

Tauranga Office
 405 Cameron Road
 PO Box 430
 Tauranga 3140
Tel 64 7 927 6009
Fax 64 7 578 2009

Dunedin Regional Office
 Broadbase House, Level 2
 62 – 66 Tennyson Street
 PO Box 5241
 Dunedin 9058
Tel 64 3 477 8527
Fax 64 3 477 9237

Napier Regional Office
 Napier Library Building
 22 Station Street
 PO Box 740
 Napier 4140
Tel 64 6 835 1750
Fax 64 6 835 0283

www.transit.govt.nz

STATE HIGHWAYS – DEVELOPMENT AND ACCESS

Helpful information

NOVEMBER 2007



Further information on Transit’s approach to development and access may be found in the **Planning Policy Manual**, available on the above website or email planning@transit.govt.nz



ARE YOU INTENDING TO:

- Subdivide, develop or change the use of land near a state highway?
- Create or change a direct access onto a state highway, whether or not this is part of a new subdivision or development proposal?
- Undertake any other activity that may affect a state highway, even if not directly adjacent to it?

Contact your Transit New Zealand regional office as early as possible for information and advice. Please see overleaf for contact details.

WHY TALK TO TRANSIT ABOUT A PROPOSED DEVELOPMENT OR ACCESS?

Transit staff will, free of charge, help identify potential effects your proposal may have on state highways, and how to deal with them. Early discussions will help avoid delays or surprises later.

For a new development or subdivision, your local council will require that safe access is available, and will also consider the wider traffic and land use impacts.

For sites that are adjacent or near to a state highway, the council will consult with Transit. If there are unsafe impacts on a state highway, or the site will generate significant extra traffic, Transit staff will suggest ways the issue might be tackled. If however this is not possible, Transit may object to the proposal in its response to the council under the resource consent process.

If your access proposal is on a 'Limited Access Road' section of state highway (see Limited Access Road guidance opposite) there are additional controls, and Transit will also need to seek Ministerial approval of a direct access onto the state highway.

WHAT TO CONSIDER?

Transit will wish to discuss the following issues with you:

- The location, type and scale of your proposal.
- Are there significant phases to your proposal, and when will it become fully operational?
- Is your proposal consistent with the district plan and any regional growth plans or local structure plans?
- Is your proposal consistent with Transit's planning policies and 10-year State Highway Forecast?
- What impact will the proposal have on the surrounding area, and what other committed or proposed developments should be taken into account? Multiple developments alongside a state highway, especially on the outskirts of towns, can collectively cause safety or congestion problems.
- How many vehicles will be entering and leaving the site each day, and what effect might this have on the safety of road users and the operation of the state highway, now and in the future?
- What is the standard of the road network near your proposal? In particular, will improvements be necessary to roads or intersections to counteract the effects of your proposal?
- What measures could be used to promote a wider choice of access to the site, particularly by public transport, walking and cycling?
- How safe is the design and standard of the access? What is the proposed use (e.g. heavy vehicles, farm use, residential use), visibility to and from this access (i.e. sight distances), and the distance from other accesses / roads?
- Have all alternatives for access been considered? For example, could a side road be used for access, or could an accessway be shared with a neighbouring site? New access onto local side roads or shared access is preferred wherever possible.
- Does your proposal include adequate measures to protect future users of the development (e.g. residents) from noise and other adverse effects of the state highway?
- Does your proposal include visual distractions such as advertising signs or glare from lighting? Check whether landscaping could cause obstruction, shading or limited visibility around intersections and accesses.

HOW DO I SEEK APPROVAL?

Contact the planning team at your nearest Transit Office. You should allow at least four weeks for your application to be processed once you have provided all the necessary information.

For faster processing, complete the *Application for approval from Transit New Zealand* form, available from www.transit.govt.nz/planning, or your nearest Transit Office (see overleaf).



LIMITED ACCESS ROADS

A 'Limited Access Road' is a section of state highway where access from adjacent properties and side roads is controlled by Transit. If your property is adjacent to a Limited Access Road, you need to apply to Transit for approval (under the Transit New Zealand Act 1989) to:

- construct a new or additional crossing place, such as a driveway
- change the layout, use or location of an existing crossing place
- subdivide your property.

This approval will be needed in addition to any resource consent that may be required.

You can find out whether your property is adjacent to a section of Limited Access Road:

- it should be on the certificate of title for your property held by Land Information New Zealand
- it should also appear on the planning maps in the relevant district plan held at your local council office, local library or available from the internet.

Alternatively, please contact your nearest Transit Office for further advice.

LIMITED ACCESS ROAD – ACCESSWAY APPROVAL PROCEDURE

If you are seeking access to a Limited Access Road, it is particularly important that you contact Transit at an early stage. This will allow Transit and the local council to work together on your application and avoid delays.

If Transit supports your proposal for a new or changed crossing place, and your resource consent has been granted by the council, Transit will recommend to the Minister of Transport that a formal Notice of Approval is issued. The notice may contain conditions relating to the use of the crossing place.

Transit will forward a copy of the Notice of Approval to you (or your agent) for lodgement with the District Land Registrar. The registrar records the information on all relevant certificates of title. A copy of this notice will also be sent by Transit to the local council.

Should your application be refused, you may appeal to the Environment Court. You may also appeal to the Environment Court if your application is approved by the Minister with conditions you find unacceptable.

OTHER SOURCES OF ADVICE AND INFORMATION

Both resource consents and Limited Access Road approvals are subject to legal processes. You can obtain independent professional advice from a resource management planner, surveyor, traffic engineering consultant or lawyer.

The relevant district plan may also contain policies and rules about the effects of activities on state highways and local roads. This document is available from the internet (for most city/district plans), or from your local council offices or library.

ABOUT TRANSIT NEW ZEALAND

Transit New Zealand is the Crown entity responsible for the state highway network. State highways make up 12% (10,894 km) of all New Zealand's roads, and account for about half of the 37 billion vehicle kilometres we travel every year.

Transit's management of state highways is guided by its objective under the Land Transport Management Act 2003 to "operate the state highway system in a way that contributes to an integrated, safe, responsive, and sustainable land transport system." Transit therefore takes an active role in planning, development and access issues that are likely to have an effect on the state highway network.