

**BEFORE A PANEL OF INDEPENDENT HEARINGS  
COMMISSIONERS APPOINTED BY THE AUCKLAND COUNCIL**

**IN THE MATTER** of the Resource Management Act 1991

**A N D**

**IN THE MATTER** of an application for Private Plan Change 86) at 41-43 Brigham Creek Road, Whenuapai from Future Urban Zone to Residential Mixed Housing Urban and to apply the Stormwater Management Area Flow 1 overlay

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**JOINT STATEMENT OF TRANSPORTATION AND PLANNING EXPERTS FOLLOWING  
CONFERENCING**

**18 AUGUST 2023**

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**Expert conferencing held on: 18 August 2023**

**Venue: The Property Group Boardroom, Level 17, 55 Shortland Street, Auckland CBD**

**Attendance**

1. The participants in this joint witness statement were:
  - (a) Todd Langwell – Transportation expert, Applicant.
  - (b) Natasha Rivai – Planner, Applicant
  - (c) Reza Khorasani – Transportation expert, Auckland Council (regulatory capacity)
  - (d) Todd Elder – Reporting planner, Auckland Council (regulatory capacity)
  - (e) Katherine Dorofaeff – Planner, Auckland Transport (submitter)
  - (f) Evan Keating – Planner, Waka Kotahi (submitter)
2. Mr Langwell declared that his company is also providing advice to Auckland Council in relation to the Supporting Growth Alliance NoRth West NoR application. He advised that suitable protocols had been established within his firm to ensure independence and confidentiality. All parties agreed that his participation on this basis was acceptable.
3. Mr Elder declared that he was the contract manager (TPC Contract) for the same matter but that he is not the reporting planner. All parties agreed that his participation on this basis was acceptable.

**Basis of attendance and Environment Court Practice Note 2023**

4. All participants agree to the following:
  - (a) The Environment Court Practice Note 2023 provides relevant guidance and protocols for the expert conferencing session;
  - (b) They will comply with the relevant provisions of the Environment Court Practice Note 2023;

- (c) They will make themselves available to appear before the Hearing Panel;
- (d) This statement is to be filed with the Hearing Panel and posted on the Council's website.

### **Matters considered at Conferencing and Outcomes**

#### **Transport effects of the private plan change**

5. Statement of position

Traffic Modelling:

- (a) Mr Khorasani considers that the current traffic modelling in respect of the current, interim and future upgrades of Brigham Creek Road and Māmari Road does not adequately inform the specific upgrades required for road layout and signalised intersections. The location and form of the proposed intersections from the site should be determined by traffic modelling.
- (b) Mr Langwell considers that the traffic modelling can be undertaken at a resource consent stage provided that the precinct provisions address the modelling required (per (a) above).
- (c) Subject to (a) and (b), the parties agree that effects on active modes needs to be addressed through providing connections to the Whenuapai Centre and public transport accessibilities.

#### **Transportation mitigation measures required as a result of the private plan change**

6. Matters of agreement:

- (a) All parties agree that the following mitigation measures are required and should be reflected in the precinct provisions:
  - Completion of the upgrade of Brigham Creek Road site frontage to an Arterial Road Standard.
  - Completion of the upgrade of Māmari Road site frontage to a suitable urban standard taking account of the road's present and future classification.
  - Vehicle Access Restrictions apply to Brigham Creek Road and Māmari Road frontages.

- Vehicle access to Brigham Creek Road and Māmari Road is provided by way of publicly vested roads and intersections designed to the relevant standard.
- Provision for a road connection between Brigham Creek Road and Māmari Road.
- Provisions for thresholds for development will be required.

7. Statement of Position

- (a) Mr Elder maintains his position outlined in the s42A Hearing Report regarding the Brigham Creek Road and Māmari Road corridor upgrades requirements. Mr Elder acknowledges there may be other solutions presented by the applicant's team but considers further detail and analysis is required to be satisfied that a well-functioning urban environment can be achieved.
- (b) The parties have differing views as to the extent of the following improvements:
- Upgrade of the southern side of Brigham Creek Road corridor between the site and the Māmari Road intersection.
  - Upgrade of the western side of Māmari Road corridor between the site and the Brigham Creek Road intersection.
  - Types of pedestrian crossing facilities for any interim level of development and mitigation.

**Implications of NoRth West Notices of Requirement by Supporting Growth Alliance**

8. Matters of agreement:

- (a) Section 178 of the RMA addresses the relationship between the NORs and the applicant's site.
- (b) On the basis of (a) the proposed building setback standards I1.6.4(1), (2) and (3) are no longer required.

**Strategic and RMA planning documents**

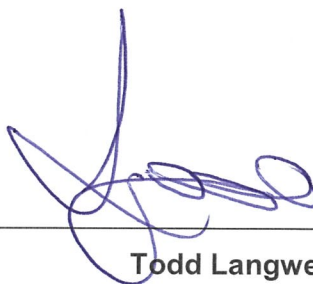
9. Matters of agreement:

- (a) The parties agree that as part of the statutory assessment, regard should be had to the following documents:
- Auckland Plan 2050
  - Future Urban Land Supply Strategy 2017
  - Long-term Plan and Regional Land Transport Plan
  - Whenuapai Structure Plan 2016
  - Emissions Reduction Plan

**Participants to Joint Witness Statement**

10. The participants to this Joint Witness Statement, as listed below, confirm that:
- (a) They agree that the outcome(s) of the expert conferencing are as recorded in this statement; and
- (b) They have read Part 9 of the Environment Court Practice Note 2023 and agree to comply with it; and
- (c) The matters addressed in this statement are within their area of expertise; and
- (d) As this session was held online and in person, in the interests of efficiency, it was agreed that this joint witness statement would be signed in counterparts.

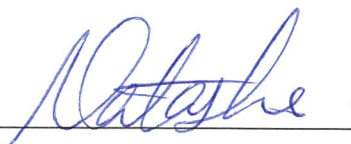
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**Todd Langwell**  
**(Transportation expert – Applicant)**

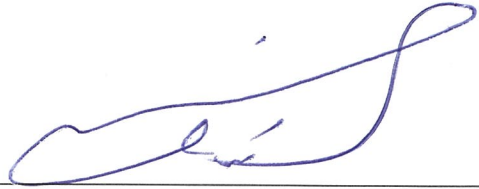
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**Natasha Rivai**  
**(Planner - Applicant)**

DATED



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**Reza Khorasani**

**(Transportation expert – Auckland Council (regulatory))**

DATED

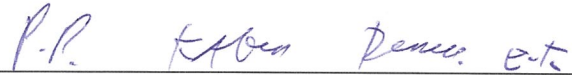


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**Todd Elder**

**(Reporting planner – Auckland Council (regulatory))**

DATED



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**Katherine Dorofaeff**

**(Planner – Auckland Transport (submitter))**

DATED



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**Evan Keating**

**(Planner – Waka Kotahi (submitter))**