

## A Practical Approach to Integrating Land Use and Transport

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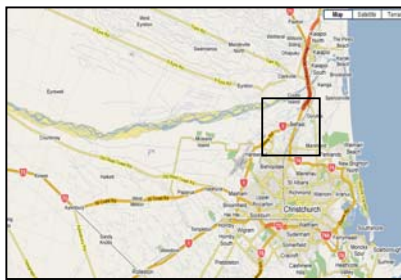
## Overview

### Contents

- o Location
- o Background to Proposal
- o Transport and Land Use Integration
- o Working through a solution
- o Lessons Learned
- o Conclusions



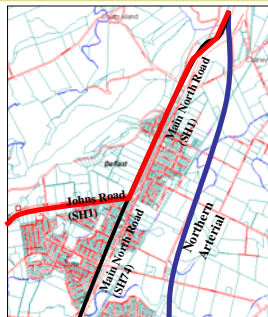
## Location



## Location (2)



## Strategic Transport Networks



## Road Network



## Background



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## Background (2)

- History
- The Proposal
- The Evidence



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## Why Negotiate?

Decision	Outcome	Benefits	Costs
Reject Application	No development.	No effect on transport network.	Potential for development outside of Christchurch. Lost opportunity to remove some through traffic.
Approve Application	Development ≤ 400 dwgs	Some development. Possible bus service.	Significant effect on transport network. Severance. Limited connectivity.
Negotiate Solution	Full development.	Minor effect on transport network. Part of strategic network built. Connectivity to Johns Road. Improved bus service. Internal network integration.	Additional local transport effects. Significant short term effects.



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## Land Use and Transport Integration

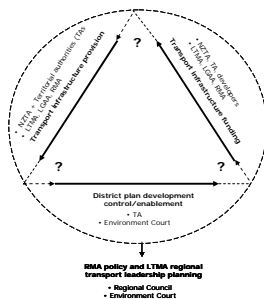
- What is Integration?
- How is it applied by the Courts?
- Thinking in the Planning Profession
- A question of funding
- Managing risk



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## Land Use and Transport Integration (2)

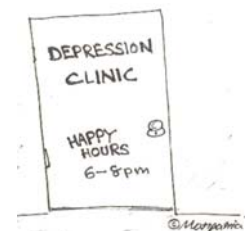


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## The Solution

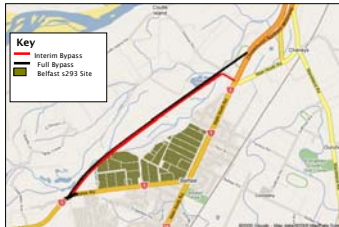
- Investigation and Construction of a Bypass
- Staging
- Partnership Arrangements
- Funding Contributions



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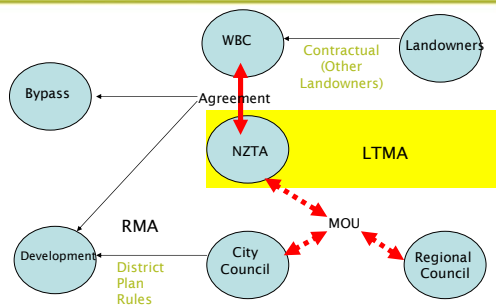
## The Interim and Full Bypass



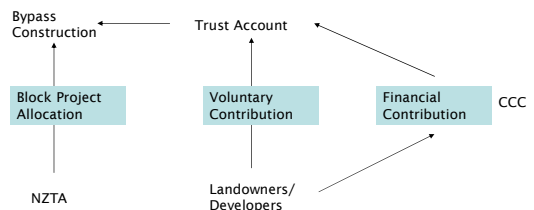
## Staging

Year	Subdivision	Land Use	Contractual Obligations
0	937 residential allotments		Improve intersection (MNR/JR)
2		300 Households 2700m2 GFLA	Lodge Consents
5		600 Households 2700m2 GFLA	Obtain Consents
7	Full Subdivision	Full Development 1500HH/ 10,400 GFLA	Construct Bypass

## Partnership Arrangements



## Funding



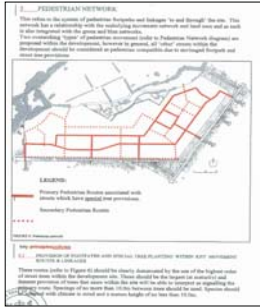
## Transport Outcomes



## Transport Outcomes (2)



## Transport Outcomes (3)



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## Lessons Learned

- Not Easy or Cheap
- Understand Motivational Factors
- Need to Work Together
- Think Outside the Square
- What is success?



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## Conclusions

- Unique opportunity for transport resolution
- Collaboration despite tensions
- Create Development Opportunities
- Preferred way of working in the future
- Willingness Important
- Risks



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## Questions?



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