

Daniel Thorne | Town Planning Group

From: Daniel Thorne
Sent: Tuesday, 3 September 2024 9:48 am
To: EnvironmentalPlanning@nzta.govt.nz
Cc: stuart.pearson@nzta.govt.nz
Subject: 4663 State Highway 6, Te Miko, Punakaiki - Site Access / Upgrade
Attachments: 4167 Topographical Plan.pdf; Access Images.pdf

Hi there,

I'm reaching out as my client has recently purchased an approx. 20ha block of land on the coast just north of Punakaiki - the address is 4663 State Highway 6, Te Miko, Punakaiki (Valuation Ref: 18860/28400). We're at an early stage, but my client is looking at a luxury accommodation development, which would comprise:

- 15-20 small scale accommodation cabins (approx 40m2 each) located throughout the property;
- An 'iconic' lodge building comprising restaurant, common area, spa etc;
- The utilisation of the existing access point to the site (and provision of parking and access tracks through the site).

At this stage, we've commissioned survey, geotechnical / coastal hazard, ecological, landscape and transportation advice, with information slowly trickling in that will assist in informing the specific details of the project.

From a transport perspective, the site lies on the western side of State Highway 6, approximately 2.5km north of Punakaiki. In this location State Highway 6 provides one 3m traffic lane in each direction but with minimal shoulder widening on either side (there is however a reasonable grass verged area on the western side of the road, just south of the existing driveway). The highway has a slight gradient descending towards the south, and the road has a number of horizontal curves. Although the posted speed is 100km/h, given the highway alignment and narrow carriageway we suspect speeds will be much lower than this. The existing driveway serving the site is signposted with a 'concealed access' sign. There is also a solid yellow centreline for southbound traffic. The preliminary assessment suggests we're looking at a traffic generation in the order of 56-58 vehicle movements per day. I have attached a couple of photos of the existing access FYI.

I have attached the topographic survey plan so you get an idea of the land we're working with. The existing access serves the property (small scale farming / single dwelling), and as part of the project, we're looking at upgrading the access. We're keen to understand at this early stage what NZTA's position and requirements would be in relation to this upgrade, including any recommendations in terms of design outcomes, such that NZTA would be willing to provide an affected party approval. I'm happy to arrange a site visit if that would assist.

Stuart – Rebecca Inwood has passed on your details, and understand you have had a fair bit of involvement in matters on the West Coast. It might be worth a chat in the first instance to understand what NZTA might require / need to provide a reasoned response (i.e. keen to ensure that if we're progressing a detailed access design, that it meets your expectations).

Look forward to hearing from you,

Cheers



Daniel Thorne – Director

Cell: +64 27 465 8099 | Email: daniel@townplanning.co.nz

Town Planning Group | www.townplanning.co.nz

Offices in Tāhuna & Ōtautahi

Daniel Thorne | Town Planning Group

From: Daniel Thorne
Sent: Wednesday, 30 October 2024 10:43 am
To: Environmental Planning
Subject: FW: Waka Kotahi NZ Transport Agency - Case Ref # - Application-2024-1138 - A new Environmental Planning request has been logged CRM:0093158992
Attachments: 24-0162-01A.pdf; 15049-110824-thorne.pdf

Hi there,

Further to our last correspondence, we have now received an initial access design for the site, which aligns with Diagram D. This design outcome is supported by the transport review undertaken by Carriageway Consulting (refer attached), and we note the design allows for appropriate manoeuvring for both small rigid vehicles / ambulances and 8m medium rigid trucks (as recommended by Carriageway Consulting).

Look forward to hearing from you,

Cheers



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From: Environmental Planning <EnvironmentalPlanning@nzta.govt.nz>
Sent: Wednesday, 4 September 2024 4:17 pm
To: Daniel Thorne <daniel@townplanning.co.nz>
Subject: Waka Kotahi NZ Transport Agency - Case Ref # - Application-2024-1138 - A new Environmental Planning request has been logged CRM:0093158992

Dear Daniel Thorne,

Thank you for your application. Your reference : 4167 ACG Properties,

Your application has been assigned to the Environmental Planning Team and you should expect to receive a response within the next 20 working days. If you have any further queries or concerns on this matter, please do not hesitate to contact us via email quoting case ref: Application-2024-1138 or visit our [website](http://www.nzta.govt.nz).

Note: Due to the high work loads of our team there maybe a delay in our response.

Kind Regards,

Environmental Planning Team

Transport Services

E environmentalplanning@nzta.govt.nz / W <http://www.nzta.govt.nz>

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Daniel Thorne | Town Planning Group

From: Stuart Pearson <Stuart.Pearson@nzta.govt.nz>
Sent: Thursday, 28 November 2024 11:04 am
To: Daniel Thorne | Town Planning Group
Subject: RE: 4663 State Highway 6, Te Miko, Punakaiki - Site Access / Upgrade
Attachments: Diagram E - Rev 3 - September 2023.pdf

Kia ora Daniel,

Apologies for the delay in getting in touch with you. We are experiencing a high workload so are taking a longer than usual to review proposed developments adjacent to the state highway.

However, I have managed to review the proposal, including the traffic assessment prepared by Carriageway Consulting, and received feedback from our Safety and Network Teams. We have the following feedback on the proposal:

- The sightlines in this location are restricted due to vegetation and the geometry of the road. The speed limit is 100km/h which typically warrants 282m of visibility in each direction as per the Planning Policy Manual 2007 – Appendix 5B (PPM). Though the operating speed is likely to be lower due to the geometry and this would result in a reduction of visibility required. Further assessment is required to determine the appropriate visibility that should be achieved to ensure safe access to the state highway.
- The traffic assessment has recommended that a Diagram D vehicle access be sufficient for the anticipated vehicle generation. Diagram D is not supported in this location to support the traffic generation from this site, but instead a Diagram E vehicle crossing is more appropriate (as attached). Diagram D is typically only used for specific purposes, such as Dairy Tankers that pull over into the shoulder widening and crossing both lanes of traffic before entering the site when each direction is clear. A Diagram E is required for traffic generation between 30-100 equivalent car movements per day.
- Due to the contours of the land to achieve safe access it is recommended that there is a level approach (platform of no more than 2%) for 10m from the nearest white line of the carriageway. This would be fit for purpose for majority of vehicles, including emergency services.
- If Geotech work is required to achieve access upgrades and/or visibility requirements, then NZTA would need to understand any Geotech requirements to ensure the state highway corridor is not adversely affected by any of these works.
- If a new vehicle crossing is constructed, then the existing vehicle crossing would need to be permanently removed and physically closed.

The above would need to be considered and addressed before NZTA is in a position to support the proposed development.

If you have any questions then feel free to get in touch.

Kind regards,
Stuart

Stuart Pearson – Senior Planner

Poutiaki Taiao | Environmental Planning

System Design

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E stuart.pearson@nzta.govt.nz



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Sent: Tuesday, September 3, 2024 9:48 AM
To: Environmental Planning <EnvironmentalPlanning@nzta.govt.nz>
Cc: Stuart Pearson <Stuart.Pearson@nzta.govt.nz>
Subject: 4663 State Highway 6, Te Miko, Punakaiki - Site Access / Upgrade

Some people who received this message don't often get email from daniel@townplanning.co.nz. [Learn why this is important](#)

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