

Waka Kotahi New Zealand Transport Agency Reference: 2021-1878

10 November 2021

Kāpiti Coast District Council

C/- Marnie Rydon - Consultant Planner

Private Bag 60601,

**Paraparaumu 5032**

Via email: [submissions@kapiticoast.govt.nz](mailto:submissions@kapiticoast.govt.nz)

Dear Marnie,

**Waka Kotahi New Zealand Transport Agency Submission on the Proposed 49 Lot Subdivision and Associated Land Use Application RM210147 by M R Mansell, R P Mansell & A J Mansell**

Attached is Waka Kotahi New Zealand Transport Agency submission on the publicly notified non-complying subdivision and land use consents to provide for a 49 lot subdivision within the Rural Zone at 48 and 58 Tieko Street and 131, 139 and 147 Otaihanga Road, Paraparaumu.

We welcome the opportunity to discuss the contents of our submission with the Applicant or Council Officers as required.

If you have any further questions, please do not hesitate to contact Luke Braithwaite on (04) 978 2643, [luke.braithwaite@nzta.govt.nz](mailto:luke.braithwaite@nzta.govt.nz).

Yours sincerely



Luke Braithwaite

Planner - Poutiaki Taiao (Environmental Planning) – Transport Services

P: (04) 978 2643

E: [luke.braithwaite@nzta.govt.nz](mailto:luke.braithwaite@nzta.govt.nz)

CC: M R Mansell, R P Mansell & A J Mansell

C/- Chris Hansen - Planning Consultant/Company Director

220 Ross Road, RD 7

**Whakamarama 3179**

Sent via email: [chris@rmaexpert.co.nz](mailto:chris@rmaexpert.co.nz)

**FORM 5, CLAUSE 6 OF FIRST SCHEDULE & PURSUANT TO SECTION 96, RESOURCE MANAGEMENT ACT 1991**

---

**Submission on the Proposed 49 Lot Subdivision and Associated Land Use Application by M R Mansell, R P Mansell & A J Mansell**

**To:** Kāpiti Coast District Council  
C/- Marnie Rydon - Consultant Planner  
Private Bag 60601,  
**Paraparaumu 5032**

Via email: [submissions@kapiticoast.govt.nz](mailto:submissions@kapiticoast.govt.nz)

**From:** Waka Kotahi New Zealand Transport Agency  
Level 7, Majestic Centre  
100 Willis Street  
PO Box 5084, Lambton Quay  
**Wellington 6145**

---

**1. This is a submission on the following:**

Resource consent application RM210147 to Kāpiti Coast District Council (KCDC) for non-complying subdivision and land use consents to provide for a 49-lot rural and residential subdivision within the Rural Zone at 48 and 58 Tieko Street and 131, 139 and 147 Otaihanga Road, Paraparaumu.

This proposal seeks consent for:

- lot sizes less than the minimum and average lot size standards required in the Rural Zone,
- not providing 20m diameter circles to demonstrate a building area on Lots 23-49,
- exceeding the maximum access width,
- undertaking earthworks within 10m of a wetland,
- undertaking over 100m<sup>3</sup> of earthworks in the Rural Zone,
- altering the ground level by more than 1m,
- modifying indigenous vegetation within 20m of a waterbody; and,
- for lots 23-49 to provide for dwellings within the Rural Zone boundary setbacks.

**2. Waka Kotahi New Zealand Transport Agency could not gain an advantage in trade competition through this submission.**

**3. Role of Waka Kotahi New Zealand Transport Agency**

Waka Kotahi New Zealand Transport Agency (Waka Kotahi) is a Crown Entity which provides an integrated approach to transport planning, investment and delivery. Among other duties, Waka Kotahi is required to construct, operate and maintain a safe and efficient state highway network. It is also a co-investor in the local transport network.

#### 4. State Highway Environment and Context:

Adjacent to the subject site is the Mackays to Peka Peka Expressway (State Highway 1) which forms part of the northern corridor project. State Highway 1 carries approximately 14,099 (2020)<sup>1</sup> as is identified as a high-volume state highway of regional and national significance. State highways are physical resources of local and national importance and as such, compromising the safe, effective and efficient operation would be contrary to several District Plan Objectives and Policies.

#### 5. The Waka Kotahi submission is:

- (i) Waka Kotahi is neutral to the proposed 49 Lot Subdivision and associated land use, to the extent outlined in this submission;
- (ii) The specific provisions of the proposal that the Waka Kotahi submission relates to, and matters which Waka is interested in are:

##### Reverse Sensitivity:

- a) The applicant is creating lots that have the potential for dwellings to be built within close proximity to State Highway 1, which may result in reverse sensitivity and human health effects on noise sensitive receivers from the noise on State Highway 1. However, compliance with the Kāpiti Coast District Plan sufficiently mitigates this concern as Rule-R14 requires all noise sensitive activities within 80m of a transport noise effects route (which includes State Highway 1) to be treated to 30 dB inside all habitable spaces. As the applicant has not sought non-compliance with this standard, this concern will be adequately mitigated by compliance with Rule-R14 at the building consent stage.

##### Flood Hazard:

- b) The applicant's site currently is subject to flooding as Section 25 SO 505428 (RT: 842068), Lot 4 DP 84524 (WN52A/678) and Lot 2 DP 84524 (RT: WN52A/676) are low points in the immediate catchment. As the applicant will change the topography of the lots by raising the ground level this will mean that this water that would otherwise pool on the applicant's land including water that would have come from the adjacent Section 24 SO 505428 (RT: 828151), which is crown owned land that is administered by Waka Kotahi, will be displaced. This displacement effect needs to be mitigated. The applicant has proposed a compensatory stormwater storage pond on their land including multiple drains to this pond and provided an assessment demonstrating that the effects on Section 24 SO 505428 (RT: 828151) will result in a net decrease in site inundation during flooding events including a 1 in 100 year storm event. This mitigation includes a proposed small open channel draining that water that would otherwise go onto the applicant's land from the crown owned Section 24 SO 505428 (RT: 828151) into the applicant's compensatory stormwater storage pond via the KCDC stormwater system, as such the potential flooding effects on crown land administered by Waka Kotahi have been sufficiently mitigated.

##### Works Within Crown Property Administered by Waka Kotahi:

- c) As part of the mitigation of stormwater effects on Section 24 SO 505428 (RT: 828151) the applicant has approached Waka Kotahi regarding the creation of a small open channel on this land that would direct stormwater to Otaihanga Road reserve. Within the Otaihanga Road reserve the applicant has proposed a stormwater inlet and connection is installed to direct stormwater from Section 24 SO 505428 (RT: 828151)

---

<sup>1</sup> Traffic Monitoring Site Data from Telemetry Site 01K21017, 01K11017 and 01K51017 from 2020. Note: Due to the Covid lockdown there has been a decrease in traffic from the preceding year.

to the KCDC stormwater network. Waka Kotahi accepts this solution but notes that the applicant will be required to seek approval from Waka Kotahi outside of the consenting process for an 'Agreement as to Works' to gain legal access to undertake works within this land. As part of this agreement, the applicant will be required to demonstrate that this stormwater infrastructure does not limit vehicle access to this site or remove the existing onsite vegetation. Waka Kotahi is concerned to ensure that access and the existing onsite vegetation is retained because there is a Mackays to Peka Peka Expressway resource consent condition that requires the retention of the portion of vegetation that is indicated in Attachment 1.

**6. Relief Sought:**

- (i) Waka Kotahi seeks for the aspects as mentioned above to be retained as part of the proposal and consent decision should the Kāpiti Coast District Council grant consent.
- (ii) Any other relief that would provide for the adequate consideration of potential effects on the state highway environment, transport network and its users.
- (iii) Waka Kotahi does not wish to be heard in support of this submission.
- (iv) Waka Kotahi does not wish to present joint evidence.

Dated at Wellington this **10<sup>th</sup> day of November 2021**



**Caitlin Kelly - Principal Planner, Transport Services**

Pursuant to an authority delegated by Waka Kotahi New Zealand Transport Agency

Address for service: Waka Kotahi New Zealand Transport Agency  
Level 7, Majestic Centre  
100 Willis Street  
PO Box 5084, Lambton Quay  
Wellington 6145

Contact Person: Luke Braithwaite  
Telephone Number: (04) 978 2643  
E-mail: luke.braithwaite@nzta.govt.nz

**Attachments:**

- Attachment 1: Mackays to Peka Peka Expressway Vegetation to be Retained Plan RP 1012/0.00 to 1023/5.00

**Attachment 1: Mackays to Peka Peka Expressway Vegetation to be Retained Plan RP 1012/0.00 to 1023/5.00**

