

Waka Kotahi NZ Transport Agency Reference: 2020-1149

20 December 2021

Waitomo Energy Limited  
C/- Fiona Small  
Incite  
P O Box 25289  
CHRISTCHURCH 8141

Sent via: [Fiona@incite.co.nz](mailto:Fiona@incite.co.nz)

Dear Fiona

**Proposed Waitomo Service Station – West Street, SH1, Ashburton – Waitomo Energy Limited**

Thank you for your request for written approval from Waka Kotahi New Zealand Transport Agency (Waka Kotahi). Your proposal has been considered as follows:

**Proposal**

Resource consent is sought for the following activities:

- To construct and operate a new self-serve service station on land designated for railway purposes, which is legally described as Part Reserve 953, Canterbury. The subject site is 5.7ha in area, however, Waitomo Energy Limited will lease an area of 1535m<sup>2</sup> for the proposed service station.
- The forecourt will include four dispenser locations, which will provide a total of 8 filling locations.
- Two vehicle crossings are proposed directly onto State Highway 1, which will operate on a one-way basis. The northern vehicle crossing will be 12m wide and be used for entry only and the southern vehicle crossing will be 11m wide and used as an exit only. The vehicle crossing will be constructed to a heavy-duty standard and designed for B-train vehicles that will use the site. Full detail design of the vehicle crossings will be submitted as part of the Corridor Access Request (CAR).
- Appropriate signage at the vehicle crossings, which include 'No-Entry' and 'No-Exit' signs, have been proposed to reinforce the one-way operation through the site. Painted directional arrows will also be displayed on the property at each vehicle crossing.
- A sign will be displayed on the southern end of the property to direct heavy vehicle traffic to exit 'left turn only' out of the southern vehicle crossing. This sign is intended to deter heavy vehicles exiting the site by turning right and waiting in the flush median, which could result in the overhanging of a vehicle in the southbound lane of State Highway 1.
- An internally illuminated double-sided pylon sign will be located wholly within the property adjacent to State Highway 1. The sign will be 5.4m high and 2m wide, with a total surface area of 10.8m<sup>2</sup>. The sign will display the Waitomo logo, prices for each type of fuel that will be displayed via LED and wording that states the site operates as a 24/7 service.
- The proposal will also include landscaping as per attachment 5, stormwater disposal that will be collected on site and treated before being discharged to the Council's reticulated stormwater network, and earthworks associated with construction.

**Assessment**

In assessing the proposed activity, Waka Kotahi notes the following:

- The location of the site and associated vehicle crossings were assessed with consideration given to the Walnut Avenue intersection upgrade project that is currently under construction. It is confirmed that the site is sufficiently distanced from the project area and will not likely impact the infrastructure being constructed.

- The proposed southern vehicle crossing is located adjacent to an existing vehicle crossing to the south, which provides access to the KiwiRail yard. It is also located across from a vehicle crossing to the Ashburton Domain. The impact of the use of the proposed service station on the safe operation of these nearby vehicle crossings has been assessed and it is considered that they should not be adversely affected.
- It was identified that there could be a risk on the safe operation of the State Highway if an exiting heavy vehicle was attempting to right turn out of the site and sitting in the flush median. This could result in the vehicle overhanging into the southbound lane, which could block traffic and have an impact on the new signalised intersection with Walnut Ave. The applicant has agreed to include signage to reduce this risk.
- To ensure that the site operates as a one-way system, in consultation with Waka Kotahi the applicant agreed to include appropriate signage at the vehicle crossings and painted directional arrows within the site. This has been amended in the site plan as per attachment 1.
- The proposed pylon sign will be consistent with the lettering height requirements of the District Plan to ensure that the consent of the sign is visible to motorists. Its position is as to not obstruct sight distances along State Highway 1. The number of words on the sign exceeds the Waka Kotahi recommended requirements of 6 words. However, it has been advised that pylon signs associated with fuel stations are not likely to be a safety issue or a distracting feature to motorists.
- The landscaping plan has been assessed and confirms that this will not obstruct sightlines or shade the State Highway.

### **Limited Access Road (LAR)**

Your client's site adjoins State Highway 1, which is identified as a limited access road. Per Section 91 of the Government Roadway Powers Act 1989, to access your client's site your client requires a crossing place authorised by the Waka Kotahi. In this instance both the northern and southern vehicle crossing will require individual crossing place notices. These can be issued by Waka Kotahi once confirmation is received that the vehicle crossings have been constructed to the standard proposed in the application.

### **Determination**

On the basis of the above assessment of the proposed activity, Waka Kotahi provides written approval under section 95E of the Resource Management Act 1991.

### **Advice Notes**

Before you undertake any physical work on the state highway, including the formation of any vehicle crossing, you are legally required to apply to Waka Kotahi for a Corridor Access Request (CAR) and for that request to be approved.

Please submit your CAR to the Waka Kotahi CAR Manager via [www.beforeudig.co.nz](http://www.beforeudig.co.nz) and/or [www.submitica.co.nz](http://www.submitica.co.nz) a minimum of fourteen working days prior to the commencement of any works on the state highway; longer is advised for complex works.

As the property has access to a limited access road, once the works have been completed to the satisfaction of Waka Kotahi NZ Transport Agency's Network Manager, crossing place notices per Section 91 of the Government Roadway Powers Act 1989 will be registered on the title confirming the legal establishment of the crossing places.

### **Expiry of this approval**

Unless resource consent has been obtained this approval will expire two years from the date of this approval letter. This approval will lapse at that date unless prior agreement has been obtained from Waka Kotahi.

If you have any queries regarding the above or wish to discuss matters further, please feel free to contact Stuart Pearson via email at [stuart.pearson@nzta.govt.nz](mailto:stuart.pearson@nzta.govt.nz) or you can contact the environmental planning team at the following email address – [environmentalplanning@nzta.govt.nz](mailto:environmentalplanning@nzta.govt.nz).

Yours sincerely



Stuart Pearson

Planner

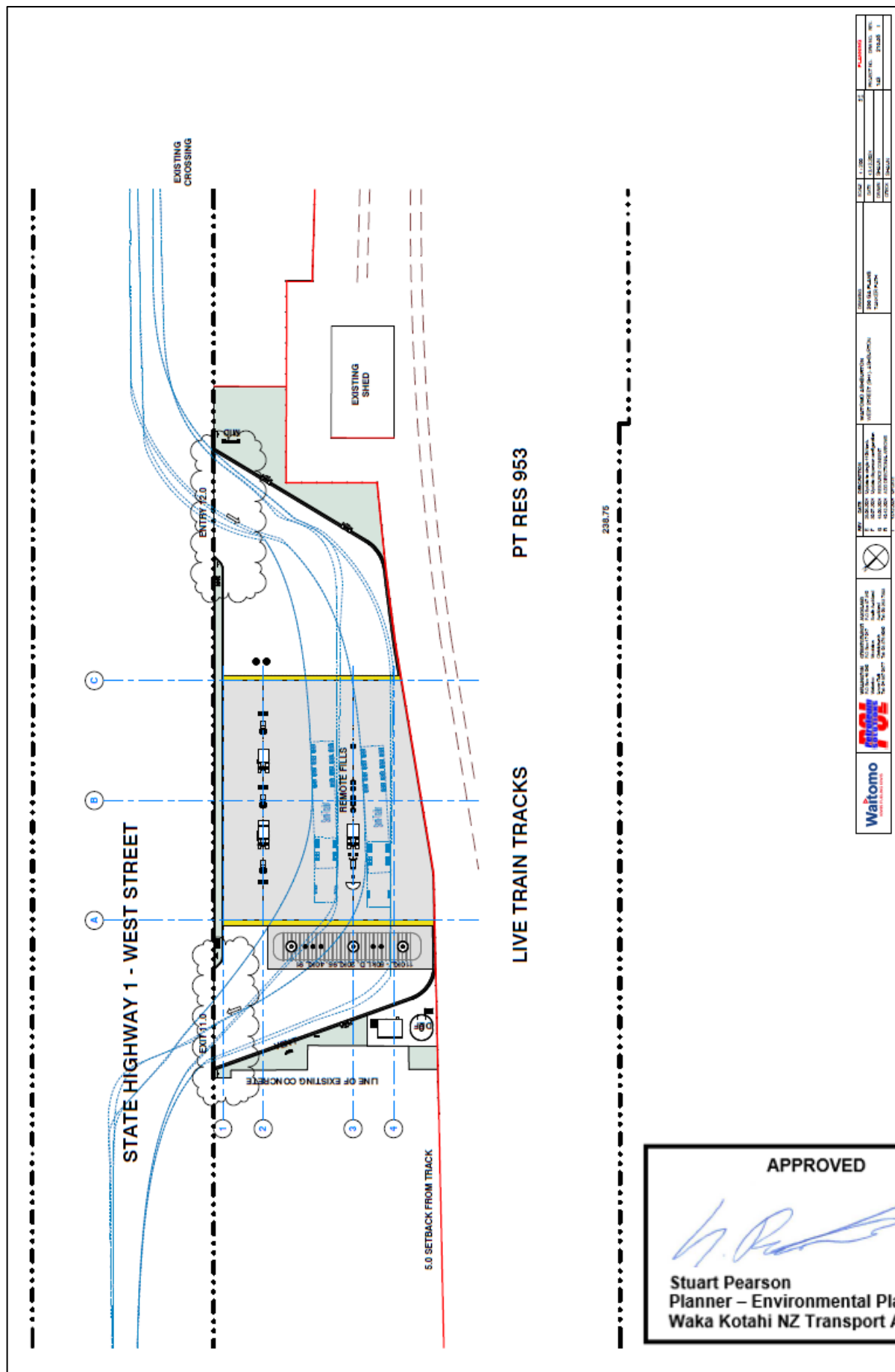
Environmental Planning, System Design, on behalf of Waka Kotahi NZ Transport Agency.

cc: Theresa Allan, GHD  
Ashburton District Council

Enclosed:

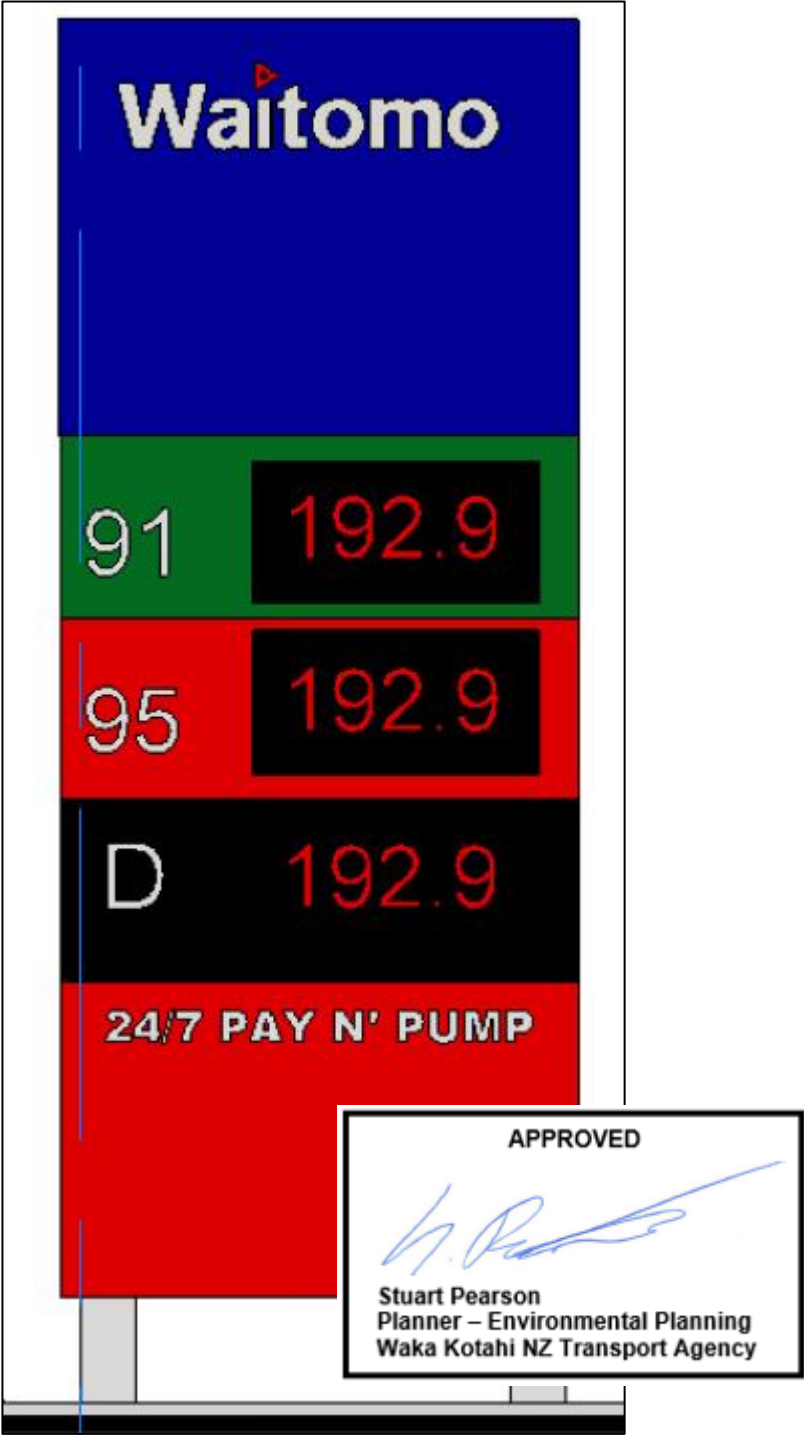
- Attachment 1: Proposed Site Plan
- Attachment 2: Vehicle Tracking Paths
- Attachment 3: Site Elevation Plan
- Attachment 4: Proposed Pylon Sign
- Attachment 5: Proposed Landscape Plan



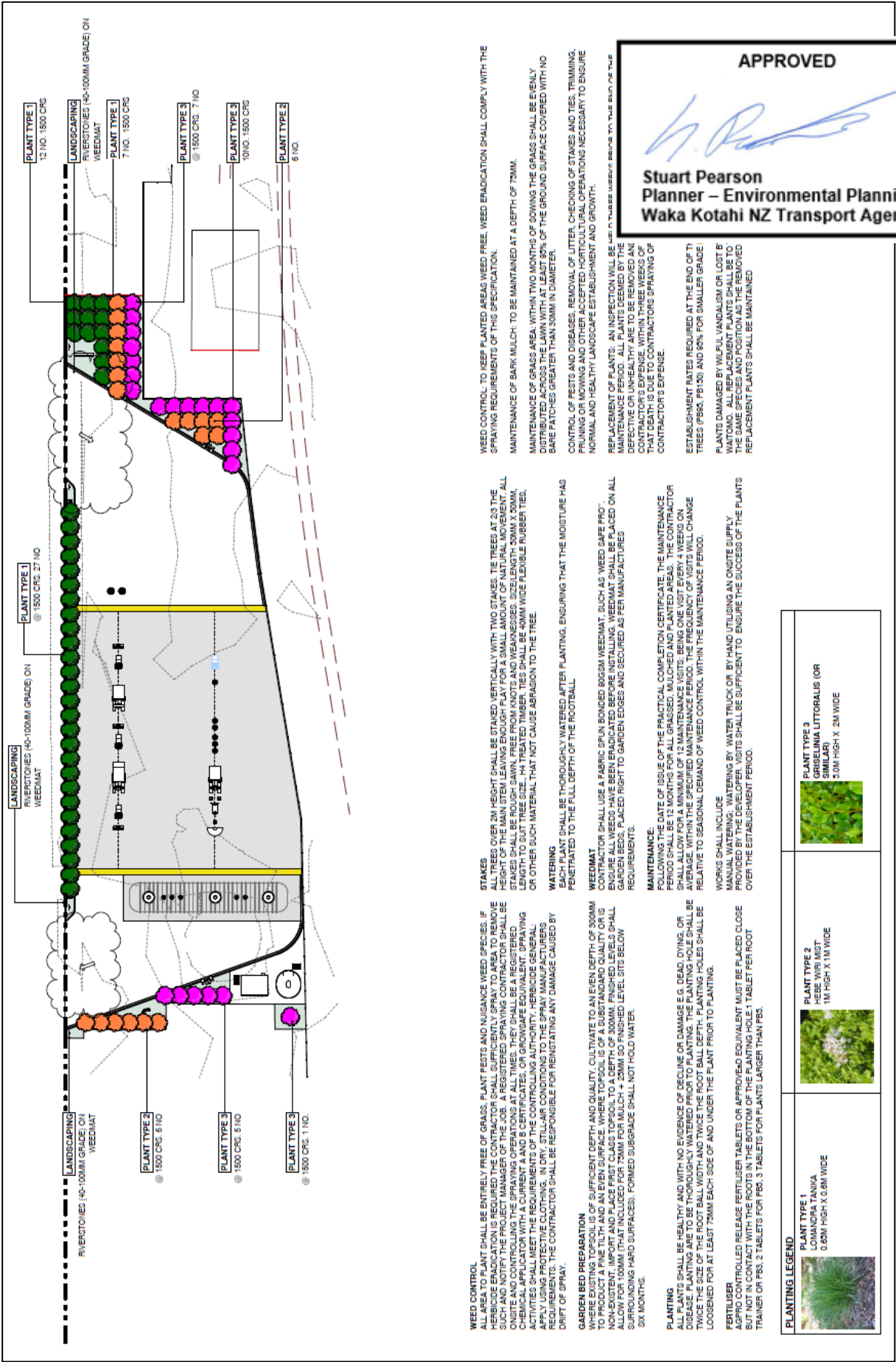


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➤ Attachment 4: Proposed Pylon Sign







**WEED CONTROL**  
ALL AREA TO PLANT SHALL BE ENTIRELY FREE OF GRASS, PLANT PESTS AND NUISANCE WEED SPECIES. IF HERBICIDE ERADICATION IS REQUIRED THE CONTRACTOR SHALL SUFFICIENTLY SPRAY TO AREA TO REMOVE SUCH AND NOTIFY THE PROJECT MANAGER OF THE JOB. A REGISTERED SPRAYING CONTRACTOR SHALL BE ON SITE AND CONTROLLING THE SPRAYING OPERATIONS AT ALL TIMES. THEY SHALL BE A REGISTERED CONTRACTOR AND MUST BE REGISTERED WITH THE ENVIRONMENTAL PROTECTION AUTHORITY. HERBICIDE GENERAL APPLIES SHALL MEET THE REQUIREMENTS OF THE CONTROLLING AUTHORITY. HERBICIDE GENERAL APPLIES USING PROTECTIVE CLOTHING, IN DRY, STILL-AIR CONDITIONS TO THE SPRAY MANUFACTURERS REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REINSTATING ANY DAMAGE CAUSED BY DRIFT OF SPRAY.

**GARDEN BED PREPARATION**  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUFFICIENT DEPTH AND QUALITY, CULTIVATE TO AN EVEN DEPTH OF 300MM TO PRODUCE A FINE TILT AND AN EVEN SURFACE. WHERE TOPSOIL IS OF A SUBSTANDARD QUALITY OR IS NON-EXISTENT, IMPORT AND PLACE FIRST CLASS TOPSOIL TO A DEPTH OF 300MM. FINISHED LEVELS SHALL ALLOW FOR 100MM (THAT INCLUDED FOR 75MM FOR MULCH + 25MM SO FINISHED LEVEL SITS BELOW SURROUNDING HARD SURFACES). FORMED SUBGRADE SHALL NOT HOLD WATER SIX MONTHS.

**PLANTING**  
ALL PLANTS SHALL BE HEALTHY AND WITH NO EVIDENCE OF DECLINE OR DAMAGE E.G. DEAD, DYING, OR DISEASE. PLANTING ARE TO BE THOROUGHLY WATERED PRIOR TO PLANTING. THE PLANTING HOLES SHALL BE TWICE THE SIZE OF THE ROOT BALL WIDTH AND TWICE THE ROOT BALL DEPTH. PLANTING HOLES SHALL BE LOOSENED FOR AT LEAST 75MM EACH SIDE OF AND UNDER THE PLANT PRIOR TO PLANTING.

**FERTILISER**  
AGRO CONTROLLED RELEASE FERTILISER TABLETS OR APPROVED EQUIVALENT MUST BE PLACED CLOSE BUT NOT IN CONTACT WITH THE ROOTS IN THE BOTTOM OF THE PLANTING HOLE. 1 TABLET PER ROOT TRAINER OR PBS. 2 TABLETS FOR PBS. 3 TABLETS FOR PLANTS LARGER THAN PBS.

**STAKES**  
ALL TREES OVER 2M HEIGHT SHALL BE STAKED VERTICALLY WITH TWO STAKES. THE TREES AT 23 THE HEIGHT OF THE MAIN STEM LEAVING ENOUGH PLAY FOR A SMALL AMOUNT OF NATURAL MOVEMENT. ALL STAKES SHALL BE ROUGH SAWN, FREE FROM KNOTS AND WEAKNESSES. SIZE LENGTH 50MM X 30MM, OR OTHER SUCH MATERIAL THAT NOT CAUSE ABRASION TO THE TREE.

**WATERING**  
EACH PLANT SHALL BE THOROUGHLY WATERED AFTER PLANTING, ENSURING THAT THE MOISTURE HAS PENETRATED TO THE FULL DEPTH OF THE ROOTBALL.

**WEEDMAT**  
CONTRACTOR SHALL USE A FABRIC SPUN BONDED 80GSM WEEDMAT, SUCH AS "WEED SAFE PRO". ENSURE ALL WEEDS HAVE BEEN ERADICATED BEFORE INSTALLING WEEDMAT. SHALL BE PLACED ON ALL GARDEN BEDS, PLACED RIGHT TO GARDEN EDGES AND SECURED AS PER MANUFACTURERS REQUIREMENTS.

**MAINTENANCE**  
FOLLOWING THE DATE OF THE PRACTICAL COMPLETION CERTIFICATE, THE MAINTENANCE PERIOD SHALL BE 12 MONTHS FOR ALL GRASSED, MULCHED AND PLANTED AREAS. THE CONTRACTOR SHALL ALLOW FOR A MINIMUM OF 12 MAINTENANCE VISITS, BEING ONE VISIT EVERY 4 WEEKS ON AVERAGE. WITHIN THE SPECIFIED MAINTENANCE PERIOD, THE FREQUENCY OF VISITS WILL CHANGE RELATIVE TO SEASONAL DEMAND OF WEED CONTROL WITHIN THE MAINTENANCE PERIOD.

**WORKS SHALL INCLUDE**  
MANUAL WATERING, WATERING BY WATER TRUCK OR BY HAND UTILISING AN ON SITE SUPPLY PROVIDED BY THE DEVELOPER. VISITS SHALL BE SUFFICIENT TO ENSURE THE SUCCESS OF THE PLANTS OVER THE ESTABLISHMENT PERIOD.

**WEED CONTROL**  
TO KEEP PLANTED AREAS WEED FREE, WEED ERADICATION SHALL COMPLY WITH THE SPRAYING REQUIREMENTS OF THIS SPECIFICATION.

**MAINTENANCE OF BARK MULCH**  
TO BE MAINTAINED AT A DEPTH OF 75MM.

**MAINTENANCE OF GRASS AREA**  
WITHIN TWO MONTHS OF SOWING THE GRASS SHALL BE EVENLY DISTRIBUTED ACROSS THE LAWN WITH AT LEAST 80% OF THE GROUND SURFACE COVERED WITH NO BARE PATCHES GREATER THAN 300MM IN DIAMETER.

**CONTROL OF PESTS AND DISEASES**  
REMOVAL OF LITTER, CHECKING OF STAKES AND TIES, TRIMMING, PRUNING OR MOWING AND OTHER ACCEPTED HORTICULTURAL OPERATIONS NECESSARY TO ENSURE NORMAL AND HEALTHY LANDSCAPE ESTABLISHMENT AND GROWTH.

**REPLACEMENT OF PLANTS**  
AN INSPECTION WILL BE MADE IN THREE WEEKS BEING TO THE END OF THE MAINTENANCE PERIOD. ALL PLANTS DEEMED BY THE CONTRACTOR TO BE DEFECTIVE OR UNHEALTHY ARE TO BE REMOVED AND REPLACED WITHIN THREE WEEKS OF THE INSPECTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF REPLACEMENTS AND THE CONTRACTOR'S EXPENSE.

**ESTABLISHMENT RATES**  
REQUIRED AT THE END OF THE MAINTENANCE PERIOD. TREES (PBS, PBS100 AND 85% FOR SMALLER GRADE) SHALL BE 100% AND 85% FOR SMALLER GRADE. TREES DAMAGED BY WILFUL VANDALISM OR LOST BY WAITOMO. ALL REPLACEMENT PLANTS SHALL BE TO THE SAME SPECIES AND POSITION AS THE REMOVED PLANTS. REPLACEMENT PLANTS SHALL BE MAINTAINED.

APPROVED

*Stuart Pearson*

**Stuart Pearson**  
Planner – Environmental Planning  
Waka Kotahi NZ Transport Agency

PLANTING LEGEND		
	<b>PLANT TYPE 1</b> LOMANDRA TANIKA 0.60M HIGH X 0.8M WIDE	
	<b>PLANT TYPE 2</b> HEBE VIRGATA 1M HIGH X 1M WIDE	
	<b>PLANT TYPE 3</b> GRISELINIA LITTORALIS (OR SUBSTITUTION) 3.0M HIGH X 2M WIDE	