28 November 2025

Glen Irving
s7(2)(a) [redacted]

Tēnā koe Glen,

Request for Information – Local Government Official Information and Meetings Act (LGOIMA) 1987

We refer to your official information request dated 10 November 2025, seeking electronic copies of 12 specific Greater Wellington Regional Council resource consents identified from a previously supplied list. Specifically, you requested:

> *Could we please be supplied with an electronic copy of these 12 identified consents (PDF preferred) to* s7(2)(a) [redacted].

Answer:

In response to your request, we are releasing documents grouped by resource consent reference number (RM number). Each document pack contains the decision report and associated approved plans (where applicable). The following document packs are included, and have been released to you in full:

1. RM180336 – Decision report and approved plans
2. RM190353 – Officers report and approved plan
3. RM190180 – Decision report and Appendix B approved plans
4. RM190441 – Officers report and approved plans
5. RM210270 – Officers report and approved plans
6. RM210617– Decision report
7. RM200143 – Officers report and approved plans
8. RM220435 – Decision report and approved plans

9. RM230045 – Decision report and stamped structure plans
10. RM240041 – Officers report
11. RM240090 – Officers report and approved plans
12. RM240324 – Officers report and approved plans

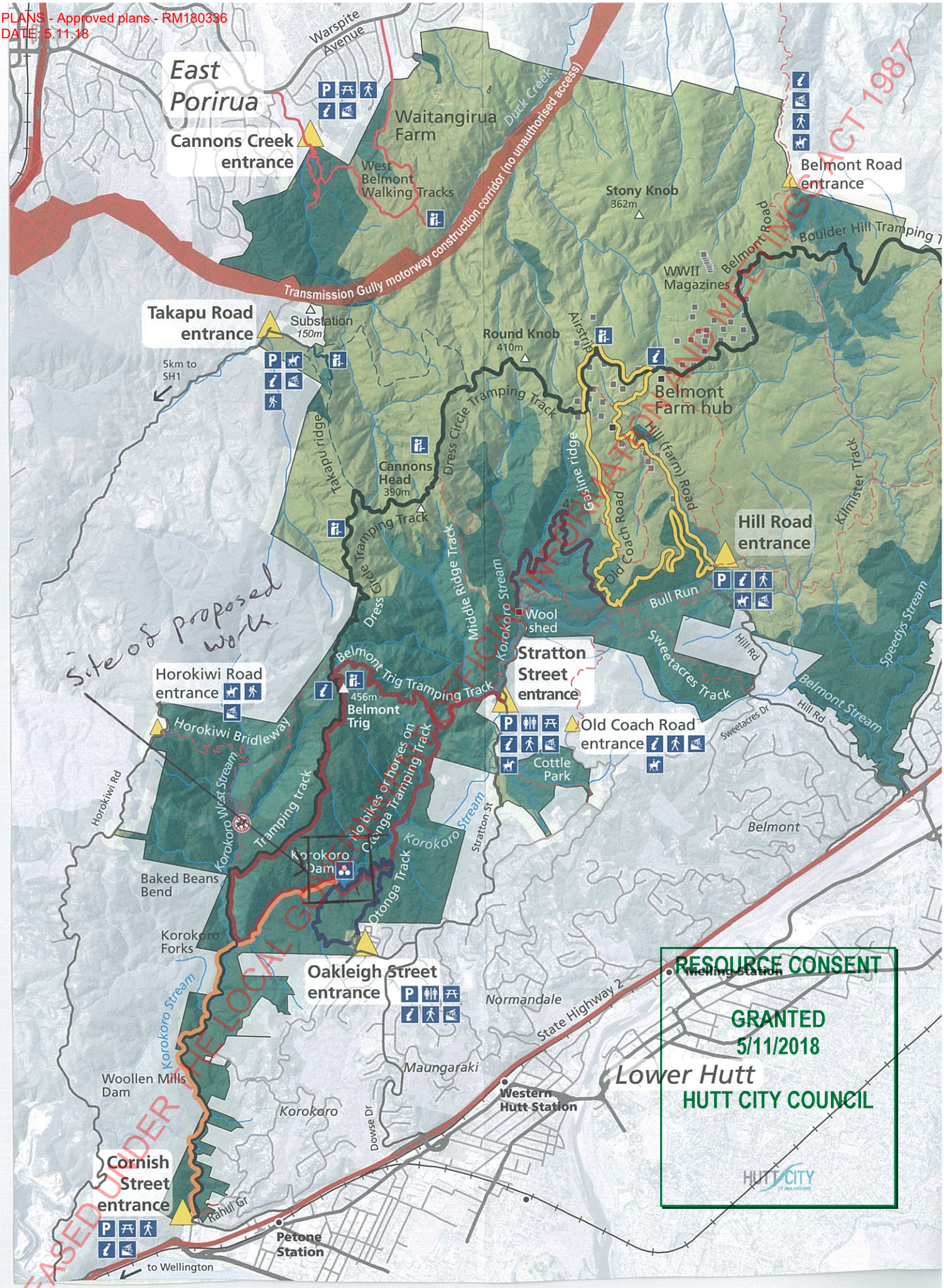
You have the right to seek an investigation and review by the Ombudsman of this response. Information about how to make a complaint is available at: **Office of the Ombudsman - Complaints**, or freephone 0800 802 602.

Please note that this response to your information request may be published on Hutt City Council's website: **Proactive releases - Hutt City Council**.

Ngā mihi nui

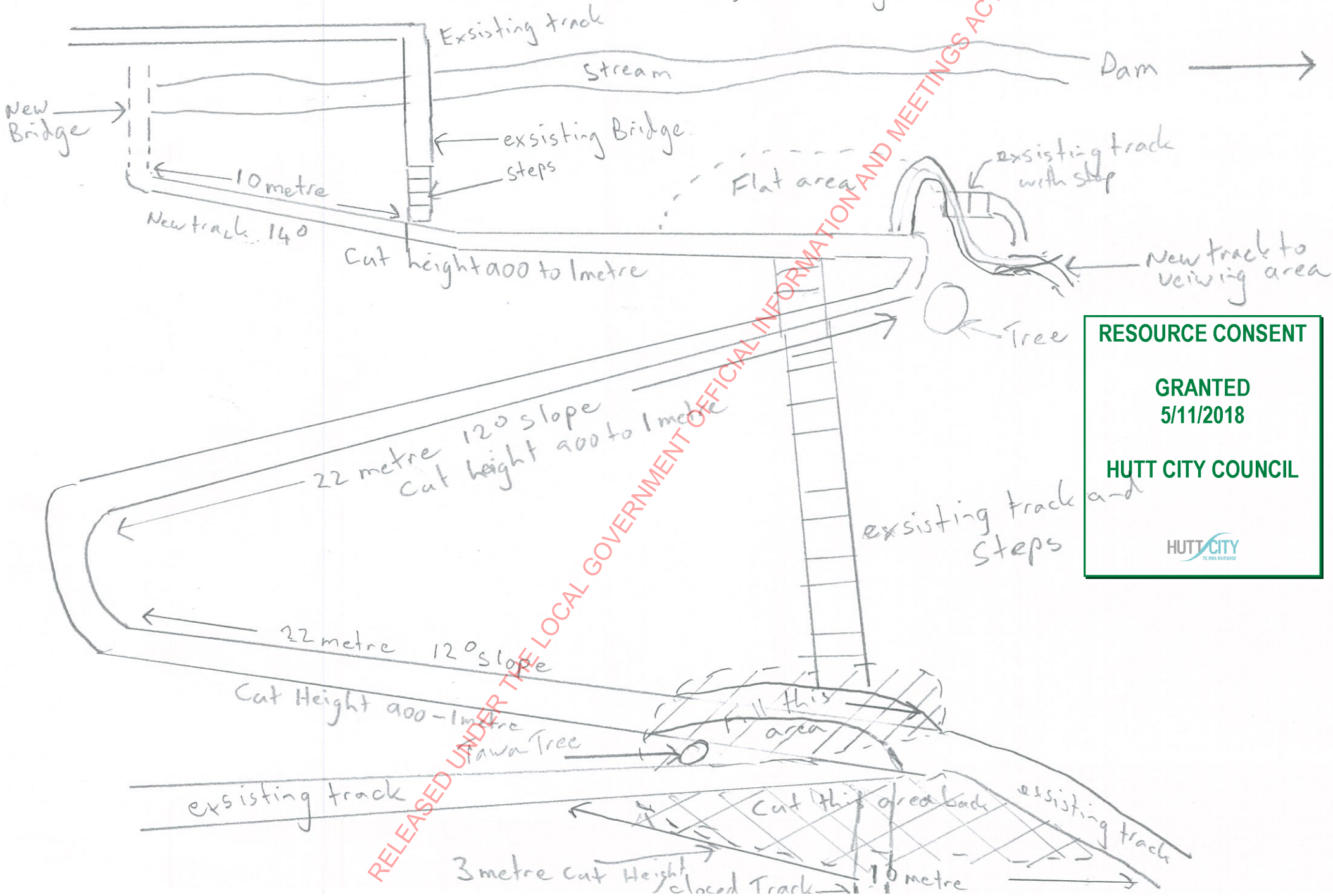
Rebekah van der Splinter
Senior Advisor, Official Information and Privacy

PLANS - Approved plans - RM180336
DATE: 5.11.18



PLANS - Approved plans - RM180336
DATE: 5.11.18

Track Koro - Koro Dam (To Remove Steps; New Bridge)



RESOURCE CONSENT

GRANTED
5/11/2018

HUTT CITY COUNCIL

HUTT CITY TE AWA KAIRANGI

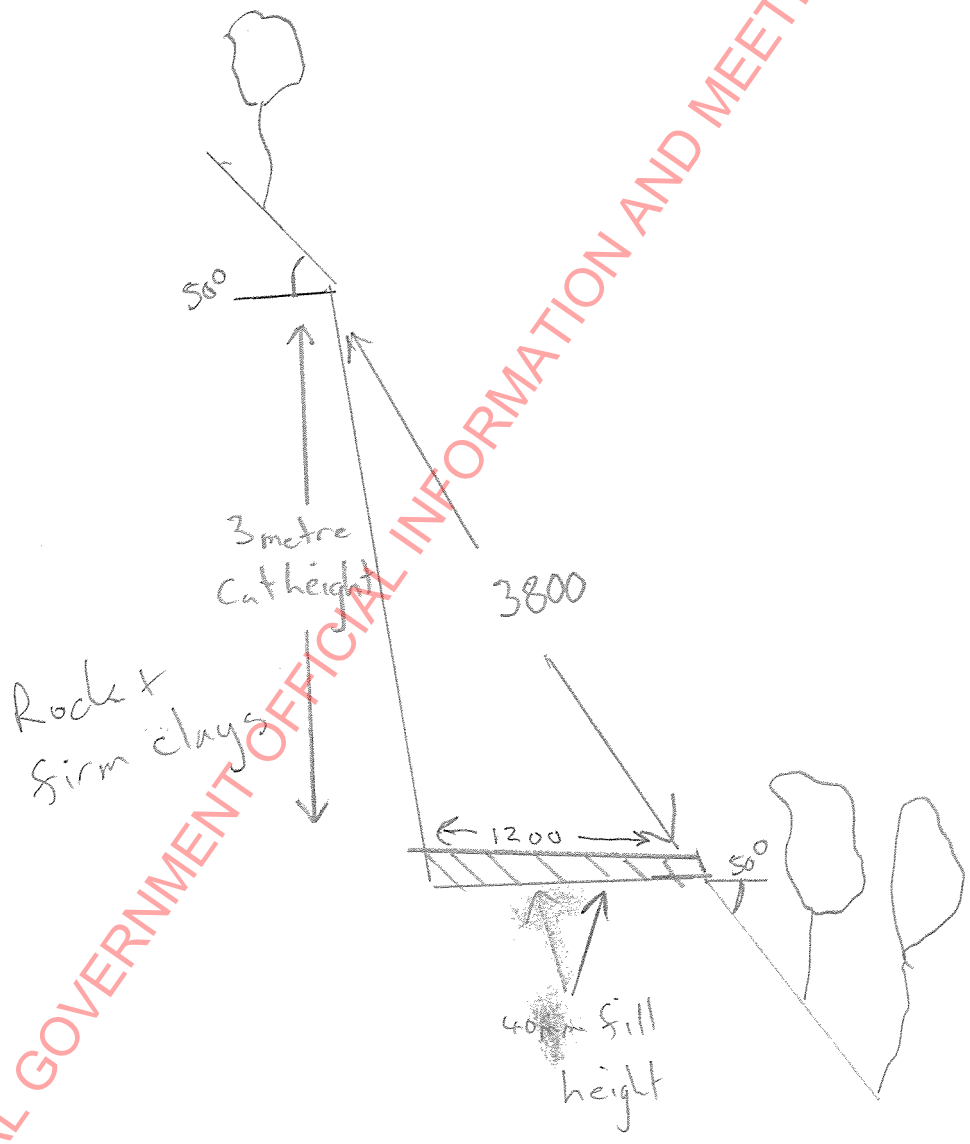
RELEASED UNDER THE LOCAL GOVERNMENT OFFICIAL INFORMATION AND MEETINGS ACT 1987

RESOURCE CONSENT

GRANTED
5/11/2018

HUTT CITY COUNCIL

HUTT CITY
TE AWA KAIRANGI



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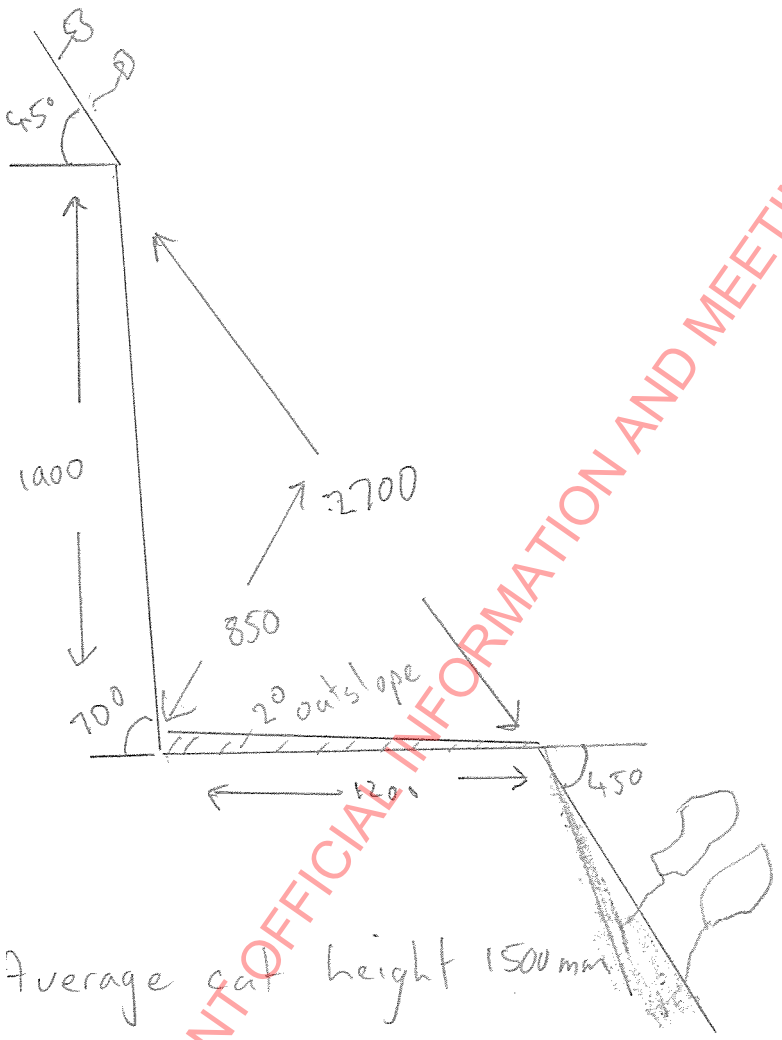
RESOURCE CONSENT

GRANTED
5/11/2018

HUTT CITY COUNCIL

HUTT CITY
TE AWA KAIRANGI



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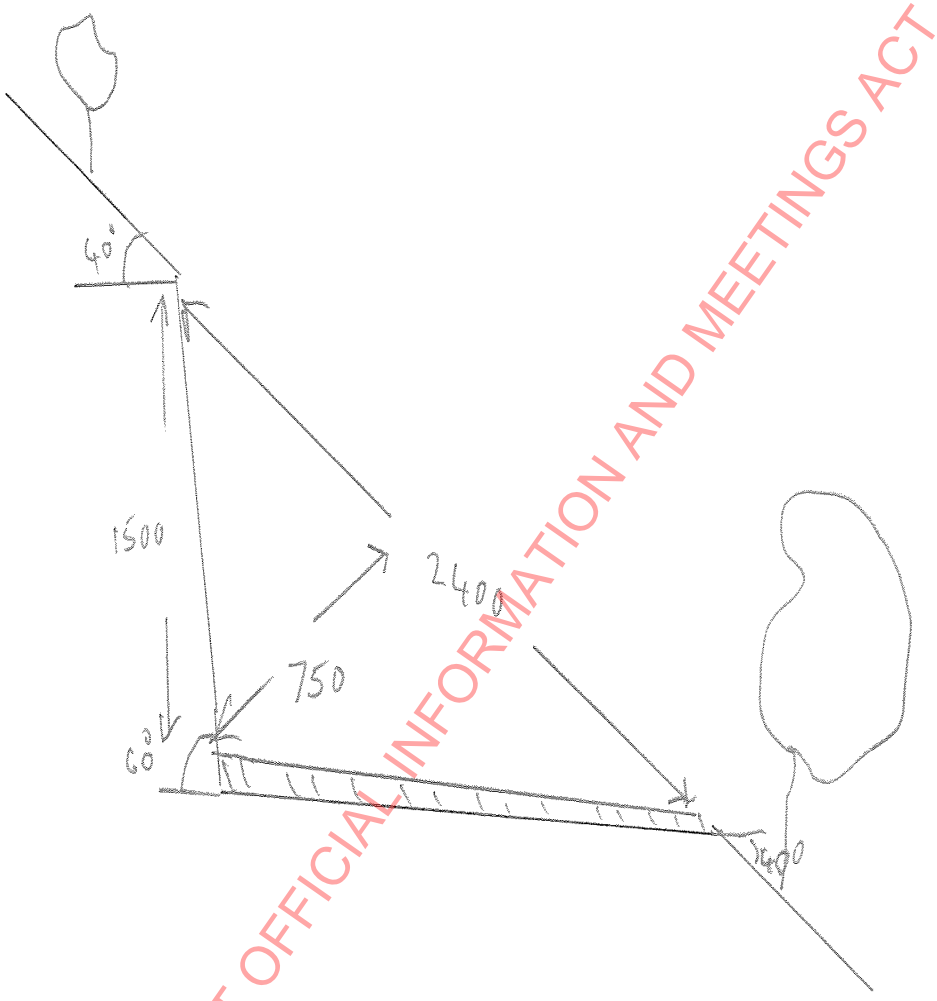
PLANS - Approved plans - RM180336
DATE: 5.11.18

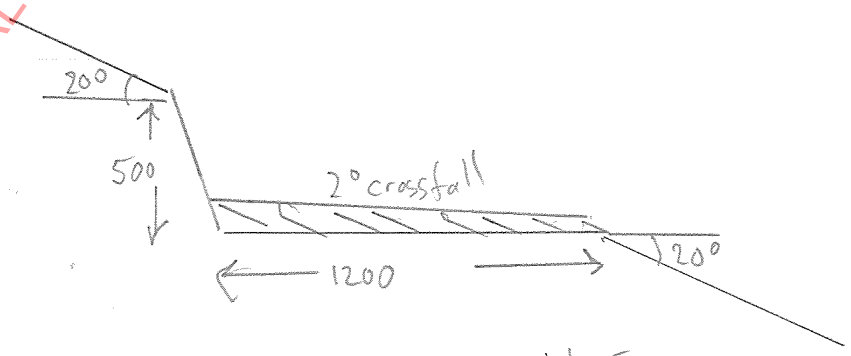
RESOURCE CONSENT

GRANTED
5/11/2018

HUTT CITY COUNCIL



Easy Slope 20° Slope



Average cut height 500mm

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DECISION: Resource Consent Decision Report - RM180336
DATE: 5/11/18

Hutt City Council
30 Laings Road
Private Bag 31912
Lower Hutt 5040
New Zealand
www.huttcity.govt.nz
T 04 570 6666
F 04 569 4290

RM number: RM180336
Date: 5 November 2018
Applicant: Greater Wellington Regional Council
Address: 1056 Fergusson Drive, Upper Hutt

Peri Zee
Black House Consulting
T 027 366 29 33
peri@blackhouseconsulting.co.nz
Our reference:RM180336

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APPROVAL OF RESOURCE CONSENT TO REMOVE STEPS AND REPLACE A FOOT BRIDGE ON THE KOROKORO DAM TRACK IN BELMONT REGIONAL PARK (185 MAUNGARAKI ROAD MAUNGARAKI, LOT 1 DP 79235)

Council granted consent for the following reasons:

- The proposed earthworks are limited to a narrow corridor near the existing walking and mountain biking track where a zig-zag track will replace steps. The scale of works and change in topography is comparable with other sections of the track that have been upgraded, as part of routine maintenance.
- Retention of the existing canopy vegetation and planting new native trees will ensure the special landscape values are maintained.
- An ecological assessment has been undertaken by Greater Wellington Regional Council to identify species with ecological significance and outlines mitigation measures to protect these species.
- The work to replace the existing footbridge will be undertaken with care to avoid disturbance of the stream and fish populations. Silt fencing and sediment controls will be implored to prevent sediment laden debris entering the stream.
- The proposed works will improve the usability of the track for walkers and mountain bikers by removing steep steps.
- The proposal is consistent with the policies and objectives of the city's District Plan.
- Council has given due regard to the New Zealand Coastal Policy Statement, any national, regional or proposed regional policy statement and any other regulations in reaching its decision. Council considers there are no other relevant matters that need to be dealt with.
- The proposal is consistent with the purposes and principles of Part II of the Resource Management Act 1991.

1. PROPOSAL

Greater Wellington Regional Council seek resource consent to upgrade a section of Belmont Regional Park walking track. The upgrade involves removal of steps and re-routing with zig-zag track more suitable for mountain bikes. The zig-zag track will lead down to a replacement bridge over a stream that flows below Korokoro Dam. The replacement bridge will be approximately 10m long.

The works will require earthworks with cuts up to 3m in height, with most cuts being around 1m high. The cut material (approximately 40m^3) will be re-used as fill to create batters to support the zig-zag track (a total maximum volume of 80m^3).

The track will not affect Korokoro Dam and no works will take place in the stream down from the Dam.

2. SITE DESCRIPTION

The application site is Belmont Regional Park, a large passive recreation area containing a network of walking and biking trails along the western hills of the Hutt Valley. The track relevant to this application traverses down the hillside behind Maungaraki from the Oakleigh Street park entrance and connects to a track from the Cornish Street park entrance in Korokoro.

The portion of Belmont Regional Park relevant to this application is located at 185 Maungaraki Road, Maunagarki. It is legally described as Lot 1 DP 79235 as 'scenic reserve' consisting of 9.4830ha. A consent notice is registered on the certificate of title that imposes restrictions on development of the residential sites created at the same time as the reserve; these conditions are understood not to apply to structures constructed on the reserve for recreation purposes.

The area of works is within the general recreation activity area and within a Significant Natural Resource Area: SNR26 of the District Plan. Significant Natural Resource Area 26 is described in Chapter 14E of the District Plan as:

> *The only large strands of lowland Rimu-Tawa-Kohekohe forest in the south west Wellington Region. Possibly the most southern North Island Kohekohe-Karaka forest. Rare Giant Kokopu. Only area outside the Hutt Valley flats which contains the rifleman. Forest Geckos.*

The structure of Korokoro Dam is listed in Appendix Heritage 2 of the District Plan for its significance to engineering history. The works will not affect the Korokoro Dam.

3. RELEVANT PLANNING RULES AND REGULATIONS

District Plan

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The District Plan is the appropriate planning instrument with which to assess the proposal. Rules relating to the general recreation activity area, which this proposal falls within, are contained in chapters 7A and 14.

Resource consent is required under the following rules:

Rule 7A 2.2(d) states that all buildings and structures in the Belmont Regional Park are restricted discretionary activities. The replacement bridge is a new structure and is therefore a restricted discretionary activity.

Under rule 2.2(b) of Chapter 14E Significant Natural, Cultural and Archaeological Resources, any activity or site development work within the boundaries of a Significant Natural Resource Area is restricted discretionary activity. As the site is not privately owned it is not covered by the exemption under 14E 2.2(b)(iv). The site works and earthworks will be undertaken within SNR: 26.

Rule 14I 2.1.1 restricts the maximum quantity of earthworks per site to 50m^3 and the maximum height of earthworks to 1.2m. As the proposal involves up to 80m^3 of earthworks with a maximum height of 3m the earthworks are a restricted discretionary activity under rule 14I 2.2(a).

Activity Status
The overall activity status is restricted discretionary.

National Environmental Standards
The proposal does not require assessment under any National Environmental Standards.

4. PERMITTED BASELINE

Any works on a publicly owned site within a Significant Natural Resource Area requires resource consent and any structure in Belmont Regional Park requires resource consent, as such there is no relevant permitted baseline for this assessment.

5. NOTIFICATION ASSESSMENT

Council must assess any resource consent application under section 95 of the Resource Management Act 1991 to determine whether a resource consent application should be notified. The Resource Management Act 1991 details a four step process that must be followed, and triggers or precludes notification of applications in certain circumstances. The sections below follow the four step process for public notification (under section 95A) and limited notification (under section 95E).

5.1 - PUBLIC NOTIFICATION STEPS – SECTION 95A

Pursuant to section 95A of the Resource Management Act, this section follows the 4 step process to determine if public notification is required.

Step 1 - Public notification is mandatory in certain circumstances

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Public notification is mandatory in certain circumstances

Has the applicant requested public notification?	No
Is public notification required under s95C?	No
Is the application made jointly with an application to exchange recreation reserve land under s15AA of the Reserves Act?	No

Public notification is not mandatory under step 1.

Step 2 - Public notification is precluded in certain circumstances

If public notification is not required under step 1 it may be precluded in certain circumstances (unless special circumstances apply under step 4).

Are all activities in the application subject to a rule in a Plan or National Environmental Standard precluding public notification?	No
Is the application for one or more of the following (but no other) activities? ▪ A controlled activity ▪ A residential activity with a restricted discretionary or discretionary activity status ▪ A subdivision of land with a restricted discretionary or discretionary activity status ▪ A boundary activity with a restricted discretionary, discretionary or non-complying activity status ▪ An activity prescribed by regulation made under s360H(1)(a)(i) precluding public notification (if any)	No

Public notification is not precluded under step 2.

Step 3 - Public notification is required in certain circumstances

If public notification precluded under step 2, public notification may be required in certain circumstances.

Is any activity in the application subject to a rule in a Plan or National Environmental Standard that requires public notification?	No
Does the activity have, or is likely to have, adverse environmental effects that are more than minor in accordance with s95D?	No (see assessment below)

Does the activity have, or is likely to have, adverse environmental effects that are more than minor in accordance with s95D?

Public notification is required under step 3 if the activity will have or is likely to have adverse effects on the environment that are more than minor.

In considering if the adverse effects on the environment are more than minor, the effects on persons who own or occupy the land in, on, or over which the activity will occur; or any land adjacent to that land must be disregarded. I have therefore disregarded the effects on the persons who own or occupy properties identified on Appendix 1 of this report in making an assessment under s95D.

Council has restricted is discretion to the following matters:

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Visual amenity effects (including external appearance and location of buildings and structures)
The proposed earthworks will be undertaken on a short section of the existing walking track under the existing forest canopy. The cut batters required to create the new zig-zag track will be mostly limited to 1m high, however a 3m cut is required where the new track will connect with the existing track. As the works are located within the established forest, where any large canopy trees will be retained, the areas exposed by the earthworks will be largely screened from view beyond the application site. Furthermore, the applicant proposes to plant 200 native plants along the old track and edges of the new track to ensure vegetation cover above any exposed areas will be maintained. For these reasons I conclude the adverse visual amenity effects of the earthworks on the environment to be less than minor.

The proposed replacement bridge is low-level structure of comparable scale to the existing bridge and other bridges along the track. As such, the structure is not considered to be visually prominent or incompatible with the existing landforms.

Existing natural features, natural character, landscape values and topography
The proposal track re-alignment involves the removal of vegetation and altering of the existing topography.

The forest and stream where the works will take place is identified in the District Plan as having special ecological and landscape value, being part of the area Significant Natural Resource Area 26. In order to minimise the impact on the landscape values, the applicant proposes to, where possible, retain all large canopy trees and to plant native trees along the edges of the track. This, along with other mitigation measures offered in the ecological report supplied with the application, will ensure the special ecological and landscape values will be maintained.

With regards to protection of fish species, the applicant has confirmed that no works will be undertaken within the stream and disturbance of the stream from activity nearby will be minimise through mitigation measures such as silt fencing and not allowing machinery to enter the stream. Additionally, the works will be undertaken during summer outside spring and autumn, being the peak migration periods for eels and whitebait.

Historical or cultural significance
While there is no recognition of the cultural significance of this part of the site in the District Plan, it is acknowledged that the walking tracks in Belmont Regional Park have cultural significant as part of a network of Maori tracks. As such, advice was sought from a representative of Port Nicholson Block Settlement Trust to establish any cultural issues with the proposal. Morris Te Whiti Love commented that an accidental discovery protocol and provisions to ensure the fish populations are not disturbed in spring and autumn would be appropriate. The applicant has proffered an accidental discovery protocol condition and has indicated that the works will be undertaken in summer outside peak fish migration periods. These measures are considered to ensure the adverse effects on an area of cultural significance are less than minor.

The Korokoro Dam is registered in Appendix 2 Heritage of the District Plan for its significance to engineering heritage. The track re-alignment will not impact on the Korokoro Dam structure.

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Natural Hazards
The site is not located within the District Plan Wellington Fault Line Special Study area or within an area identified in Council's GIS as being at particular threat from flooding, ground shaking or slips. It is noted, however, that the track from Cornish Street has been closed a number of times following flooding and slips in extreme storm events. As the earthworks are small scale and all cut and fill faces will be battered for stability, the earthworks are not considered to increase the risk of slips on the site. With regards to the replacement of the bridge, the new bridge will be a similar scale to the existing bridge and will not impact the flow of the river in flood any more than the existing bridge.

Public notification is not required under step 3.

Step 4 – Public notification is required in special circumstances
If public notification is not required under step 3 public notification may still be warranted where there are special circumstances

Do special circumstances exist that warrant public notification?	No

Conclusion
Public notification is not required.

5.2 - LIMITED NOTIFICATION STEPS - SECTION 95B

As determined in section 5.1, public notification is not required. Pursuant to section 95B of the Resource Management Act, a 4 step process must therefore be followed to determine if limited notification is required.

Step 1 – Certain affected groups/persons must be notified
Limited notification is mandatory for certain groups/persons.

Are there affected customary rights groups?	No
Are there affected customary marine title groups (for accommodated activities)?	No
Is the proposal on or adjacent to, or may affect, land that is subject to a statutory acknowledgement and whether the person to whom the statutory acknowledgement is made affected under section 95E?	No

Limited notification is not required under step 1.

Step 2 – Limited notification is precluded in certain circumstances
Limited notification to any other persons not referenced in step 1 is precluded in certain circumstances (unless special circumstances apply under step 4).

Are all activities in the application subject to a rule in a Plan or National Environmental Standard precluding limited notification?	No
Is the application for either or both of the following, but no other activities: • A controlled activity (other than a subdivision) under the District Plan • An activity prescribed by regulations made under s360H(1)(a)(ii) precluding limited notification (if any)	No

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Limited notification is not precluded under step 2.

Step 3 – Certain other persons must be notified

If limited notification is not precluded under step 2, limited notification is required for any persons found affected under s95E.

Are any of the following persons 'affected' under s95E? • For 'boundary activities' an owner of an allotment with an 'infringed boundary' • In the case of any activity prescribed under s360H(1)(b), a prescribed person in respect of the proposed activity.	No
For all other activities, are there any affected persons in accordance with s95E?	No (see below assessment)

In accordance with s95E are there any affected persons?

Section 95E(3)(a) stipulates that those individuals who give written approval to a proposal cannot be considered to be an "affected party". No persons have given written approval.

In accordance with section 95E, I have considered whether the proposal could adversely affect any other persons. I consider there to be no affected persons as the potential environmental effects will be less than minor for the following reasons:

- The proposed works are limited to a short section of the walking track in a gully surrounded by hillside forest. The location of the works, well away from any adjoining properties, ensures that the proposal will not adversely impact the visual amenity values or stability of any surrounding properties.
- The applicant has agreed to mitigation measures to address cultural concerns of a local iwi representative such as an accidental discovery protocol. Considering these mitigation measures, any adverse cultural effects on any persons are considered to be less than minor.

Limited notification is not required under step 3.

Step 4 – Limited notification is required under special circumstances

If limited notification is not required under step 3, limited notification may still be warranted where there are special circumstances.

Do special circumstances exist that warrant notification of any persons to whom limited notification would otherwise be precluded?	No

Conclusion

Limited notification is not required.

5.3 - NOTIFICATION DECISION

In accordance with the notification steps identified in section 5 notification is not required.

6. DETERMINING THE APPLICATION

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Section 104 requires, when considering a resource consent application, that Council must, subject to Part 2, have regard to any actual or potential effects on the environment; any measure agreed or proposed by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any negative effects; any relevant provisions of a national environmental standard; other regulations; a national policy statement; a New Zealand coastal policy statement; a regional policy statement or proposed regional policy statement; a plan or proposed plan; and any other matter the consent authority considers relevant and reasonably necessary to determine the application.

6.1 - ASSESSMENT OF ACTUAL OR POTENTIAL EFFECTS ON THE ENVIRONMENT UNDER S104(A)

The adverse effects on the environment relevant to the matters in which Council has restricted is discretion have been assessed above under section 5.1 of this report. The adverse effects are considered to be acceptable for the reasons outlined in this section.

6.2 - ASSESSMENT OF THE RELEVANT PROVISIONS OF THE DISTRICT PLAN UNDER S104(B)

Objectives and policies of the District Plan

I consider the proposal is consistent with the relevant District Plan objectives and policies identified below:

14I 1.1 Natural Character
Objective
To ensure that earthworks are designed to maintain the natural features that contribute to the City's landscape.
Policy

a) *To ensure that earthworks are designed to be sympathetic to the natural topography.*
b) *To protect significant escarpments, steep hillside areas, and the coastal area by ensuring that earthworks are designed to retain the existing topography, protect natural features, and prevent erosion and slips*

14I 1.2 Amenity, Cultural and Historical Values
Objective
To ensure earthworks do not affect adversely the visual amenity values, cultural values or historical significance of an area, natural feature or site.
Policy

a) *To protect the visual amenity values of land which provides a visual backdrop to the City.*
b) *That rehabilitation measures be undertaken to mitigate adverse effects of earthworks upon the visual amenity values.*

14E 1.1 Protection of Significant Natural, Cultural and Archaeological Resources
Objective
To identify and protect significant natural, cultural and archaeological resources in the City from inappropriate subdivision, use and development.
Policy

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c) *That any activity or site development shall not modify, damage or destroy a significant natural, cultural or archaeological resource.*
d) *That any activity or site development shall not compromise the natural character or visual amenity values of a significant natural, cultural or archaeological resource.*
e) *All buildings, structures and activities shall preserve the natural character, visual amenity values and landscape values of the significant natural, cultural or archaeological resources including the identified coastal environment.*
f) *The scale, height, location and design of all buildings and structures shall protect the amenity values, especially landscape values, of the identified coastal environment.*
g) *That any activity or site development will take into account new findings of significant natural, cultural and archaeological resources.*
h) *That the cultural significance of these natural resources be recognised and protected.*
i) *That any activity or site development shall not modify, damage or destroy the intrinsic values of the ecosystems of a significant natural, cultural or archaeological resource.*

The proposal is considered to be consistent with the above objectives and policies for the following reasons:

The earthworks are intended to re-route an existing track to provide for greater usability and recreational enjoyment of a popular walking track. The earthworks are limited to a narrow corridor where the proposed track will be re-rerouted. From beyond the site, the earthworks area is unlikely to be visible due to the existing forest canopy as well as proposed new planting along the track edge.

Retention of existing large native trees and new planting of appropriately chosen natives will ensure the special landscape values are retained.

The applicant has undertaken an ecological assessment to identify any threatened native vegetation and identify potential risk to fish and bird life. Mitigation measures are proposed to protect such species whereby ensuring the special ecological value of this site.

7A 1.1.3 Regional Parks
Objective: To recognise the Belmont Regional Park and East Harbour Regional Park
Policy:

a) *To provide for a range of recreational opportunities that meet the needs of the City and region, and provide for activities that are appropriate for the Belmont and East Harbour Regional Parks.*
c) *To ensure that activities within the Parks have effects which are no more than minor on the visual amenity values of the Parks.*

The proposal is considered to be consistent with the above objective and policies for the following reasons:

The proposed works will improve the usability of a popular track in Belmont Regional Park while ensuring the special visual amenity and landscape values of the park are protected.

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6.3 - ASSESSMENT OF THE RELEVANT PROVISIONS OF OTHER STATUTORY PLANNING DOCUMENTS UNDER S104(B)

I consider that there are no other relevant provisions of national environmental standard, other regulations, national policy statement, New Zealand Coastal Policy Statement or regional policy statement or proposed regional policy statement that regard must be had.

6.4 – PURSUANT TO S104(1)(C) ARE THERE ANY OTHER MATTERS RELEVANT AND REASONABLY NECESSARY TO DETERMINE THE APPLICATION?

I consider there are no other matters relevant and reasonably necessary to determine the application.

6.5 - PART 2 OF THE RESOURCE MANAGEMENT ACT

I consider the proposal meets Part 2 matters of the Resource Management Act 1991. In particular, I consider the proposal is consistent with the sustainable management of natural resources being development of an existing natural resource to provide for the well-being of communities in a way that mitigates adverse effects on the ecosystem and remedies adverse visual amenity effects.

6.6 - SUBSTANTIVE DECISION

In accordance with section 104, I have considered those matters over which discretion is restricted in a national environmental standard or other regulations or plan or proposed plan and have decided to grant the application subject to conditions under s108 relating to those matters over which discretion is restricted.

7. CONDITIONS OF RESOURCE CONSENT

In accordance with s108 of the Resource Management Act, resource consent has been granted subject to the following conditions. These conditions are imposed to mitigate adverse effects relating to the proposed earthworks.

1. That the proposal is carried out substantially in accordance with the information and approved plans (Plan entitled: 'Track Koro-koro Dam (to remove steps; new bridge)' and three accompanying sections) submitted with the application and held on file at Council.

   Note: This condition addresses an essential administrative matter.

2. That the consent holder advises Council (enforcement@huttcity.govt.nz or 04 560 1044) at least two working days before any work starts on site; and that the consent holder also supplies the name, phone number and address of the main contractor and, if applicable, the same details for the earthworks company.

   Important notes:
   - When given notice of a start date, a compliance officer will suggest an on-site meeting to run through a checklist of things to make sure the project runs as smoothly as

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possible. This service is included in the resource consent application fee. Using it could avoid difficulties later on. Please note that additional monitoring visits will be charged at $150 per hour.

- Notification of work commencing is separate to arranging building inspections.

Note: This condition addresses an essential administrative matter

3. That the consent holder avoids the removal of any native trees larger than 30cm in diameter and, where possible, implement all controls set out on pages 5-8 in the 'Environmental Values Site Visit' memo prepared by Barrett Pistoll and dated 1 October 2018.

4. That the consent holder shall endeavour to undertake any works that may disturb the stream outside of the predominant migration periods for fish, being spring and autumn. Should works that may disturb the stream be required to be undertaken in fish migration periods (spring or autumn), all care shall be taken to avoid disturbance of the stream by workers, tools, machinery or debris.

5. That the consent holder takes extreme care to ensure no sediment enters the stream or nearby dam while the works are being undertaken. Sediment fencing shall be installed along the stream banks before works take place to remove the existing bridge and install the replacement bridge. The sediment fencing shall be in place throughout the duration of the works and checked frequently to ensure it remains effective.

6. That the consent holder ensures that no machinery enters the stream while the works are undertaken.

7. That the consent holder ensures vehicles and machinery leaving the site do not drop dirt or other material on roads or otherwise damage road surfaces; and that if such spills or damage happen, the consent holder cleans or repairs roads to their original condition to the satisfaction of the Team Leader Resource Consents, being careful not to discharge the material into any stream, stormwater system or open drainage channel in the process. (The term "road" includes footpaths, vehicle crossings and berms.)

8. That if the consent holder finds taonga (a thing of tangible or intangible value treasured in Maori culture) on the site, the consent holder must contact the Port Nicholson Block Settlement Trust, the New Zealand Historic Places Trust and the council within 24 hours. All work in the area must stop immediately and may not resume until Iwi representatives and council staff have carried out a site inspection and the council gives its approval.

Processing Planner:

Peri Zee
Consultant Planner

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Peer reviewer:

Anna Hanson
Senior Resource Consents Planner

Application lodged: 8 October 2018
Application approved: 5 November 2018
No of working days taken to process the application: 18 days

8. NOTES:

- In accordance with section 357 of the Resource Management Act 1991, the consent holder is able to object to the conditions of the consent. The consent holder must submit reasons in writing to Council within 15 working days of the date of this decision.

- The consent lapses, in accordance with section 125 of the Resource Management Act 1991, if the proposal is not given effect to within five years, that is, by 5 November 2023.

- The consent applies to the application as approved by Council. The consent holder should notify Council if there are changes to any part of the plans. Council may require that the consent holder submits a new resource consent application.

- The proposal has been assessed against the requirements of the city's District Plan. Bylaws may apply to the proposal that may require separate approval from Council before starting any site works. See huttcity.govt.nz for a full list of bylaws.

- The proposal has not been checked for compliance with the Building Act 2004. No associated building work should start without first getting a building consent.

- The consent is not a licence to create adverse effects such as unwarranted dust, noise or disruption. It does not change the legal duty to avoid, remedy or minimise such effects. Council may enforce the provisions of the Resource Management Act 1991 if the consent holder fails to meet this obligation.

- Failure to comply with an abatement notice may result in Council imposing an infringement fine or initiating prosecution.

- Advice note from Heritage New Zealand: The property has, or is likely to have been occupied prior to 1900. Any disturbance of land or damage or destruction of any building or structure associated with human activity prior to 1900, may require an archaeological authority from Heritage New Zealand under the Heritage New Zealand Pouhere Taonga Act 2014. Please contact Heritage New Zealand for further information.

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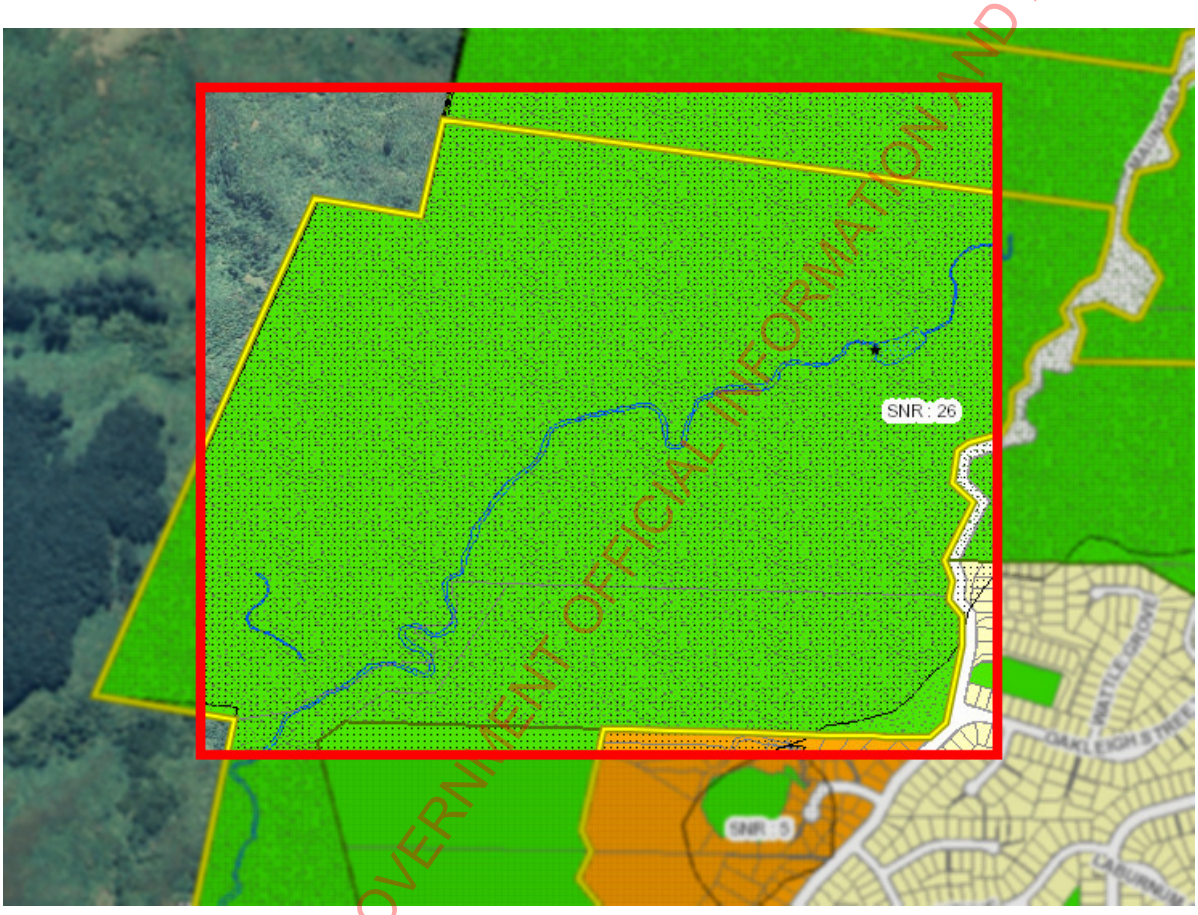
9. APPENDIX 1 – RM180336

The adjacent properties are considered to be those within, or partially within, the red square shown below. While the application site (185 Maungaraki Road) adjoins more properties than shown below, these are not considered to be adjacent as they are not 'close to' the area of works.



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DECISION: RM190353 - Officers Report - 260 Hill Road Belmont
DATE: 7.12.20

Hutt City Council
30 Laings Road
Private Bag 31912
Lower Hutt 5040
New Zealand
www.huttcity.govt.nz
T 04 570 6666
F 04 569 4290

RM number: RM190353
Date: 7 December 2020
Applicant: Greater Wellington Regional Council
Agent: Richard Clare
Address: Urban Edge Planning Ltd, PO Box 39071
Wellington Mail Centre, Lower Hutt 5045

Monique Leith
Consultant Planner
T 027 208 0140
monique@leithconsulting.co.nz
Our reference: RM190353

APPROVAL OF RESOURCE CONSENT FOR EARTHWORKS WITHIN BELMONT REGIONAL PARK AT 260 HILL ROAD, BELMONT (PART SECTION 667 HUTT DISTRICT, SECTION 325 HUTT DISTRICT & PART SECTION 428 HUTT DISTRICT)

Council granted consent for the following reasons:

- Any adverse effects arising from the proposed earthworks have been sufficiently mitigated to ensure effects on any party are less than minor and therefore acceptable.
- The proposal is consistent with the policies and objectives of the city's District Plan.
- Council has given due regard to the New Zealand Coastal Policy Statement, any national, regional or proposed regional policy statement and any other regulations in reaching its decision. Council considers there are no other relevant matters that need to be dealt with.
- The proposal is consistent with the purposes and principles of Part II of the Resource Management Act 1991.

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1. PROPOSAL

Resource consent is sought to undertake earthworks within a portion of Belmont Regional Park for the purpose of establishing new tracks for farming purposes and improvements to an existing recreational track.

The new farm track will be 1,895m in length and 3m in width and will include the construction of 1.2m high farm-style fencing. This track will provide on-going access to this fencing for maintenance purposes.

The recreational track is partially existing and will continue to be utilised by the public for recreational purposes. The works to this track involve 445m of existing track to be tidied up and a section of new track measuring 740m in length and 3m in width.

In total, the works will require 2,862m^3 of earthworks.

Due to the differing topography across the works area, the tracks have slightly different earthworks requirements. Some portions of track will require cuts, with a maximum proposed cut height of approximately 2m. These cuts are proposed to be stabilised by self-supporting 1:1 batters. Fill is also to be provided to create level tracks.

Erosion and sediment control measures are proposed to be installed, as necessary, for the duration of the construction works. On completion of the earthworks, excess cut will be spread within small gullies near the location of the tracks and will be hydroseeded. All batters will be re-grassed upon completion and all tracks will be metalled.

No structures (other than the farm-style fencing) or buildings are proposed. The excavations will be battered to be self-supporting and no retaining walls are proposed.

2. SITE DESCRIPTION

The site is located at 260 Hill Road within the Belmont Regional Park which is owned by Hutt City Council. The land to which this application relates is spread across three allotments legally described as:

- Part Section 677 Hutt District, held in Record of Title WN20A/1000
- Section 325 Hutt District, held Record of Title 365100
- Part Section 428 Hutt District, also held in Record of Title 365100

Together, these allotments total 111.9612 hectares in area. The interests, in particular the pipeline easement, which are registered on these Titles do not affect Council's consideration of the proposal.

I accept the applicant's description of the site in Section 1.1 of the application documents. The site's overall topography is rolling hill country interspersed by small gully systems. The park and application site are part of a working farm and as such is divided into a series of fenced paddocks. There are a number of buildings located in the wider area, including several former ammunition bunkers, a farm hub and dwelling, and a natural gas pumping station. There are also a number of access roads associated with the running of the farm and recreational

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activities located in the immediate surrounding area. Previous resource consents granted for the application land relate to the above activities.

The application land is situated within the General Rural Activity Area. One of the allotments which comprise the application land (Section 325 Hutt District) are traversed by the National Grid Corridor and the section of new farm track will traverse underneath the National Grid Corridor overlay in two locations.

The wider Belmont Regional Park property contains significant natural resources ("SNR") overlays. SNR 63 is located to the west of the application land, on the opposite site of Hill Road, SNR 47 is located on the adjoining allotment to the north, and SNR 49 is partially located within the eastern portion of Part Section 428 Hutt District. SNR 63 is described within the District Plan as: *Hill Road Bush - Geological importance. Transported or allochthonous block fields located on the slopes flanking Belmont Plateau. Consists of large blocks of greywacke split from outcrops on the plateau surface by frost action. Extremely well defined landform of scientific/educational value.* SNR 47 is described as: *Round Knob and Belmont Road Trig – Flat topped or gently rounded summits on the Western Hills, representing peneplain remnants.* SNR 49 is described as: *Speedy's Reserve - Lowland forest on hill country with diverse canopy species. Tawa forest with large specimens. Large numbers of bird species. Spur/ridge truncated by movement along a fault.*

260 Hill Road is not listed as a HAIL site on Greater Wellington's Selected Land Use Register. Pages 6 and 7 of the application documents set out an analysis of whether the application land has been subject to sheep dips, which is a HAIL activity. A review of Council records and historic aerial photography concludes that it is unlikely that the proposed works area has been used for sheep dips or similar HAIL activities. I accept this assessment and conclusion.

For completeness, it is acknowledged that there are registered HAIL sites within the Wider Belmont Regional Park property (e.g. SN/03/217/02 – Belmont Magazines) however these are well separated from the proposed works area.

3. RELEVANT PLANNING RULES AND REGULATIONS

District Plan

The District Plan is the appropriate planning instrument with which to assess the proposal. Rules relating to the General Rural Activity Area, which this proposal falls within, are contained in chapters 8B, 13 and 14 of the District Plan.

The proposal requires resource consent for the following District Plan non-compliances:

- 14I 2.1.1 (a) Ground Level – the District Plan allows for earthworks which alter the natural ground level by no more than 1.2m (measured vertically) in the General Rural Area. As the proposal includes a maximum cut height of 2.0m, it cannot comply with this permitted activity condition.
- 14I 2.1.1 (b) Quantity – the District Plan allows for a maximum volume of 50m^3 of earthworks (solid measure) per site as a permitted activity. The proposal cannot comply with this condition, which involves a total earthworks volume of 2,930m^3

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As the earthworks do not comply with the permitted activity conditions, they are a **Restricted Discretionary Activity** pursuant to Rule 14I 2.2 (a).

Under this Rule, Council's discretion is restricted to:

i. Amenity Values: The extent to which any earthworks proposal will affect adversely the visual amenity values of the area, and the extent to which the earthworks will result in unnecessary scarring and be visually prominent. The extent to which replanting or rehabilitation works are included as part of the proposal to mitigate adverse effects. Earthworks should not result in the permanent exposure of excavated areas.

ii. Existing Natural Features and Topography: The extent to which the proposed earthworks reflect natural landforms and are sympathetic to the natural topography.

iii. Historical or Cultural Significance: The extent to which the proposed earthworks will affect adversely land and features which have historical and cultural significance.

iv. Natural Hazards: Consideration should be given to those areas prone to erosion, landslip and flooding. Excavation should not increase the vulnerability of people or their property to such natural hazards. In the Primary and Secondary River Corridors of the Hutt River, consideration should be given to the effects on the flood protection structures.

For completeness, the proposal complies with the permitted activity conditions of Chapter 13 which sets out rules relating to the National Grid. Specifically, no buildings or structures over 2.5m / exceeding 10m^2 or sensitive activities are proposed within the National Grid Yard thereby not triggering the need for consent under Chapter 13.

National Environmental Standards

As noted in Section 2 of this report, the application land is not specifically identified as containing HAIL activities and is not likely to be a piece of land covered under regulation 7 of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health.

The proposal does not require assessment under any of the other National Environmental Standards.

4. PERMITTED BASELINE

The permitted baseline for earthworks at the site involves changes in ground level up to 1.2m measured vertically, with a maximum volume of 50m^3 per site. Given the extent of the proposed works the permitted baseline is considered to be of little relevance to this proposal.

5. NOTIFICATION ASSESSMENT

Council must assess any resource consent application under section 95 of the Resource Management Act 1991 to determine whether a resource consent application should be notified. The Resource Management Act 1991 details a four step process that must be

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followed, and triggers or precludes notification of applications in certain circumstances. The sections below follow the four step process for public notification (under section 95A) and limited notification (under section 95E).

5.1 - PUBLIC NOTIFICATION STEPS – SECTION 95A

Pursuant to section 95A of the Resource Management Act, this section follows the 4 step process to determine if public notification is required.

Step 1 - Public notification is mandatory in certain circumstances

Public notification is mandatory in certain circumstances.

Has the applicant requested public notification?	No
Is public notification required under s95C?	No
Is the application made jointly with an application to exchange recreation reserve land under s15AA of the Reserves Act?	No

Public notification is not mandatory under step 1.

Step 2 - Public notification is precluded in certain circumstances

If public notification is not required under step 1 it may be precluded in certain circumstances (unless special circumstances apply under step 4).

Are all activities in the application subject to a rule in a Plan or National Environmental Standard precluding public notification?	No
Is the application for one or more of the following (but no other) activities? ▪ A controlled activity ▪ A boundary activity with a restricted discretionary, discretionary or non-complying activity status	No

Public notification is not precluded under step 2.

Step 3 - Public notification is required in certain circumstances

If public notification is not precluded under step 2, public notification may be required in certain circumstances.

Is any activity in the application subject to a rule in a Plan or National Environmental Standard that requires public notification?	No
Does the activity have, or is likely to have, adverse environmental effects that are more than minor in accordance with s95D?	No (see assessment below)

Does the activity have, or is likely to have, adverse environmental effects that are more than minor in accordance with s95D?

Public notification is required under step 3 if the activity will have or is likely to have adverse effects on the environment that are more than minor. In considering if the adverse effects on the environment are more than minor, the effects on persons who own or occupy the land in, on, or over which the activity will occur; or any land adjacent to that land must be disregarded. I have therefore disregarded the effects on the persons who own or occupy properties at: 230 Hill Road, 295 Hill Road, 297 Hill Road, 300 Hill Road, Section 2 484502, Section 676 Hutt District, Lot 2 DP 335385.

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In making an assessment under s95D, the potential adverse effects are visual amenity effects, landform effects, effects on cultural and historic heritage and cultural and natural hazard effects. In making an assessment under s95D, the adverse effects on the environment are considered to be less than minor for the following reasons

- The proposed works are in keeping with the general use of the application land – being a working farm with areas of public walking tracks.
- Given the rural and public reserve setting, there are a limited number of receptors. The hilly landform and presence of vegetation surrounding the proposed works area ensures that the works are visible only for a very short section of Hill Road. The works are generally well separated and screened from sensitive receptors such as dwellings in the wider area. The anticipated amenity effects will be less than minor.
- Within the context of the wider Belmont Regional Park site, the scale of the proposed works is not anticipated to result in any significant effect on the natural landform. The proposed works will not result in any permanent exposed earth with all disturbed soil being either hydro-seeded or covered with metal track on completion. The anticipated natural character and landform effects will be less than minor.
- No significant historic or cultural effects are anticipated by the proposed works; the proposed works area is not identified within the District Plan as an area of historic or cultural significance. The anticipated historic and cultural effects will be less than minor.
- The site is not identified in the District Plan as being subject to natural hazards. The proposed earthworks will be stabilised by self-supporting batters, negating the need for retaining structures. Erosion and sediment control measures will be installed, as necessary, for the duration of the construction works. The anticipated natural hazard effects will be less than minor.
- The works are significantly separated from the closest SNRs in the vicinity such that these resources will not be impacted in any way by the proposed earthworks.

Public notification is not required under step 3.

Step 4 – Public notification is required in special circumstances

If public notification is not required under step 3 it may still be warranted where there are special circumstances.

Do special circumstances exist that warrant public notification?	No

Special circumstances have been defined as circumstances that are unusual or exceptional, but may be less than extraordinary or unique. The proposal relates to constructing farm tracks and recreational walking tracks within an area of the Belmont Regional Park property which is presently used for similar purposes. In addition, the District Plan is considered to provide clear policy direction and assessment matters relevant to the proposal, and it is considered that public notification will not reveal any new information relevant to determination.

On this basis, it is not considered necessary to publicly notify the application due to special circumstances.

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Public notification is not required.

5.2 - LIMITED NOTIFICATION STEPS - SECTION 95B

As determined in section 5.1, public notification is not required. Pursuant to section 95B of the Resource Management Act, a 4 step process must therefore be followed to determine if limited notification is required.

Step 1 – Certain affected groups/persons must be notified

Limited notification is mandatory for certain groups/persons.

Are there affected customary rights groups?	No
Are there affected customary marine title groups (for accommodated activities)?	No
Is the proposal on or adjacent to, or may affect, land that is subject to a statutory acknowledgement and whether the person to whom the statutory acknowledgement is made affected under section 95E?	No

Limited notification is not required under step 1.

Step 2 – Limited notification is precluded in certain circumstances

Limited notification to any other persons not referenced in step 1 is precluded in certain circumstances (unless special circumstances apply under step 4).

Are all activities in the application subject to a rule in a Plan or National Environmental Standard precluding limited notification?	No
Is the application for the following, but no other activity: ▪ A controlled activity (other than a subdivision) under the District Plan	No

Limited notification is not precluded under step 2.

Step 3 – Certain other persons must be notified

If limited notification is not precluded under step 2, limited notification is required for any persons found affected under s95E.

Are any of the following persons 'affected' under s95E? ▪ For 'boundary activities' an owner of an allotment with an 'infringed boundary'	N/A
For all other activities, are there any affected persons in accordance with s95E?	No (see below assessment)

In accordance with s95E are there any affected persons?

Section 95E(3)(a) stipulates that those individuals who give written approval to a proposal cannot be considered to be an affected person. No persons have given written approval.

In accordance with section 95E, I have considered whether the proposal could adversely affect any other persons. I consider there to be no affected persons as the potential environmental effects will be less than minor for the following reasons:

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- While the quantity of proposed earthworks is significantly greater than is anticipated by the District Plan, the earthworks will take place across a number of large allotments measuring approximately 111 hectares and will be viewed within this context.
- The immediately adjoining land to the west (300 Hill Road and Section 2 484502), the north (Section 676 Hutt District), the east (Lot 2 DP 335385) and the south (Part Section 315 Hutt District) are all significantly large rural land parcels also owned by Hutt City Council and comprising the wider Belmont Regional Park property whereby farming tracks, farm-style fencing and recreational tracks form part of the existing land uses. The proposed works will therefore not impact on the amenity and landscape values of this adjoining land.
- The nearest residential dwellings to the proposed works site are located at 230, 297 and 295 Hill Road to the southwest. These dwellings are separated from the proposed works area, measured to the nearest track, by over 370m, 310m, and 320m, respectfully. Due to this significant separation distance coupled with the screening provided by the intervening topography and vegetation, it is considered that any adverse amenity effects on these properties will be less than minor.
- The proposed works are in keeping with the general use of the application land – being a working farm with areas of public walking tracks.
- While the quantity of proposed earthworks is significantly greater than is anticipated by the District Plan, the earthworks will take place within a series of large allotments measuring approximately 111 hectares and will be viewed within this context.
- No adverse stability or natural hazard effects are anticipated on any other property. The proposed earthworks are separated from properties outside of the Belmont Regional Park property by over 300m and will be stabilised by self-supporting batters. Erosion and sediment control measures will be installed, as necessary, for the duration of the construction works. The anticipated natural hazard effects will be less than minor.
- Within the context of the wider Belmont Regional Park site, the scale of the proposed works is not anticipated to result in any significant effect on the natural landform. The proposed works will not result in any permanent exposed earth with all disturbed soil being either hydro-seeded or covered with metal track on completion. The anticipated natural character and landform effects will be less than minor.
- No significant historic or cultural effects are anticipated by the proposed works; the proposed works area is not identified within the District Plan as an area of historic or cultural significance. The anticipated historic and cultural effects will be less than minor.
- The works are significantly separated from the closest SNRs in the vicinity such that these resources will not be impacted in any way by the proposed earthworks.

Limited notification is not required under step 3.

Step 4 – Limited notification is required under special circumstances

If limited notification is not required under step 3, limited notification may still be warranted where there are special circumstances.

Do special circumstances exist that warrant notification of any persons to whom limited notification would otherwise be precluded?	No

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For the reasons outlined under step 4 in section 5.1 above, I do not consider there to be any special circumstances that warrant limited notification of this proposal.

Conclusion
Limited notification is not required.

5.3 - NOTIFICATION DECISION

In accordance with the notification steps identified above, the application can be processed on a non-notified basis.

6. DETERMINING THE APPLICATION

Section 104 requires, when considering a resource consent application, that Council must, subject to Part 2, have regard to any actual or potential effects on the environment; any measure agreed or proposed by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any negative effects; any relevant provisions of a National Environmental Standard; other regulations; a National Policy Statement; a New Zealand Coastal Policy Statement; a Regional Policy Statement or proposed Regional Policy Statement; a plan or proposed plan; and any other matter the consent authority considers relevant and reasonably necessary to determine the application.

6.1 - ASSESSMENT OF ACTUAL OR POTENTIAL EFFECTS ON THE ENVIRONMENT UNDER S104(1)(A)

Amenity Values
The proposed earthworks are being undertaken to form new tracks for farming purposes and improvements to an existing recreational track, which are both reasonably anticipated uses within a rural site of this size and particularly within this Belmont Regional Park context. Due to the surrounding landform and vegetation, the proposed earthworks will only be visible from a short section of Hill Road. While the quantity of proposed earthworks is significantly greater than is anticipated by the District Plan, they are proposed to take place across three large allotments measuring approximately 111 hectares and be viewed within this context.

No areas of earth are intended to be left permanently exposed; the applicant proposes that the tracks will be metalled and that batters will be hydroseeded.

The anticipated visual amenity effects on the wider area will be less than minor.

Existing Natural Features and Topography
The proposed area of works does not contain vegetation that is protected by Chapter 14 of the District Plan. While the proposed works will make changes to the natural landform, this is limited to a winding 3m wide track through the expansive hillside. The tracks will be set into the landscape and do not take place on a significant ridgeline.

The proposed works are in keeping with the general use of the application land, being a working farm with a variety of fenced paddocks and areas of public walking tracks.

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Overall, no significant adverse effect is anticipated on natural features or the landform.

Historical or Cultural Significance

The area of land to which the earthworks are proposed is not known to contain any land or features with historical or cultural significance. The closest SNRs in the vicinity are separated from the works site by significant distance such that these resources will not be impacted in any way by the proposed earthworks.

While there are cultural values associated with the wider Belmont Regional Park property (e.g. Old Coach Road and the ammunition bunkers), these are well separated from the proposed works area. A condition regarding any unrecorded cultural or heritage items will ensure any potential adverse effects on historic heritage or cultural values are less than minor.

Natural Hazards

The site is not identified in the District Plan as being subject to natural hazards. The proposed earthworks will be stabilised by self-supporting batters, negating the need for retaining structures. Erosion and sediment control measures will be installed, as necessary, for the duration of the construction works to ensure that exposed areas are not unduly eroded, and that water or air borne sediments do not leave the site. A condition requiring this will ensure any potential adverse erosion and sedimentation effects will be suitably contained and less than minor.

The anticipated natural hazard effects will be less than minor.

Conclusion

I consider the actual or potential effects on the environment to be acceptable for the reasons outlined above.

6.2 - ASSESSMENT OF THE RELEVANT PROVISIONS OF THE DISTRICT PLAN UNDER S104(1)(B)

Objectives and policies of the District Plan

I consider the proposal is consistent with the relevant District Plan objectives and policies identified below:

Objective 14I 1.1 Natural Character

To ensure that earthworks are designed to maintain the natural features that contribute to the City's landscape.

Policy

(a) To ensure that earthworks are designed to be sympathetic to the natural topography.

(b) To protect significant escarpments, steep hillside areas, and the coastal area by ensuring that earthworks are designed to retain the existing topography, protect natural features, and prevent erosion and slips.

Objective 14I 1.2 Amenity, Cultural and Historical Values

To ensure earthworks do not affect adversely the visual amenity values, cultural values or historical significance of an area, natural feature or site.

Policies

(a) To protect the visual amenity values of land which provides a visual backdrop to the City.

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(b) That rehabilitation measures be undertaken to mitigate adverse effects of earthworks upon the visual amenity values.
(c) To protect any sites with historical significance from inappropriate earthworks.
(d) To recognise the importance of cultural and spiritual values to the mana whenua associated with any cultural material that may be disinterred through earthworks and to ensure that these values are protected.

Objective 8B 1.1.5 General Rural Activity Area – Recreation
To allow rural areas to be used for recreation and leisure activities where amenity values and character are not adversely affected.
Policy
(a) To allow for activities which provide recreational opportunities or ancillary facilities that support recreational activities.

Objective 8B 1.1.3 Slope Stability and Soil Conservation
To ensure that adverse effects arising from activities are appropriately managed to ensure slope stability and soil conservation.
Policy
(a) To manage the use of land characterised by steep topography and poor soils so as to ensure slope stability and soil conservation.

The application documents also identifies the above objectives and policies as relevant to this application and I agree with the agent's assessment of these policy directions as set out on pages 23 and 24 of the AEE.

In addition, I consider the following objective and policies to be relevant to this application:

Objective 8B 1.1.1 Open Space Character and Amenity Values
To maintain and enhance the open character and amenity values which are prevalent in rural areas.
Policies
(a) To allow for those activities which are appropriate in rural areas and which maintain and enhance the open character and amenity values of rural areas together with the intrinsic values of ecosystems.
(b) To ensure that sites are of a size that the open space character and amenity values of rural areas are maintained and enhanced.

Given the proposed earthworks are for the purpose of establishing farm and recreational tracks through the application land, they will not introduce any new built forms within the application land which could impact on the open character and amenity of this wider rural area. The proposed farm and recreational tracks are considered to be appropriate land uses within this rural area and particularly in the Belmont Regional Park context and will not compromise the existing open character and amenity values of this rural area. As such, I consider the proposal to be suitably aligned with this objective and policies.

6.3 - ASSESSMENT OF THE RELEVANT PROVISIONS OF OTHER STATUTORY PLANNING DOCUMENTS UNDER S104(1)(B)

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The applicant has provided an assessment against the provisions of the Regional Policy Statement which is relevant to this proposal (section 6.2.5 of the application documents). I have reviewed this assessment and adopt it as part of this report.
I consider that there are no other relevant provisions of national environmental standard, other regulations, national policy statement, New Zealand Coastal Policy Statement that regard must be had.

6.4 – PURSUANT TO S104(1)(C) ARE THERE ANY OTHER MATTERS RELEVANT AND REASONABLY NECESSARY TO DETERMINE THE APPLICATION?

I consider there are no other matters relevant and reasonably necessary to determine the application.

6.5 - PART 2 OF THE RESOURCE MANAGEMENT ACT

I consider the proposal meets Part 2 matters of the Resource Management Act 1991.

6.6 - SUBSTANTIVE DECISION

In accordance with section 104C, I have considered those matters over which discretion is restricted in a national environmental standard or other regulations or plan or proposed plan and have decided to grant the application subject to conditions under s108 relating to those matters over which discretion is restricted.

7. CONDITIONS OF RESOURCE CONSENT

In accordance with s108 of the Resource Management Act, resource consent has been granted subject to the following conditions:

1. That the proposal is carried out substantially in accordance with the information and approved plan titled *'Laneways – Belmont Regional Park – delineation of new laneway track works and associated activities'*, prepared by Survey Insight Ltd, dated JUN 2019, (Rev A), submitted as further information to the application and held on file at Council.

Note: This condition addresses an essential administrative matter.

2. That the consent holder advises Council (enforcement@huttcity.govt.nz or 04 560 1044) at least two working days before any work starts on site; and that the consent holder also supplies the name, phone number and address of the main contractor and, if applicable, the same details for the earthworks company.

   Important notes:
   - When given notice of a start date, a compliance officer will suggest an on-site meeting to run through a checklist of things to make sure the project runs as smoothly as possible. This service is included in the resource consent application fee. Using it could avoid difficulties later on. Please note that additional monitoring visits will be charged at $170 per hour.
   - Notification of work commencing is separate to arranging building inspections.

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Note: This condition addresses an essential administrative matter

3. That the consent holder carries out all earthworks in a way that prevents dust blowing beyond site boundaries. Control measures may include use of a water cart, limiting the vehicle speed to 10 kilometres an hour, applying water to exposed or excessively dry surfaces, or applying a coating of geotextile, grass, mulch or the like.

4. That the consent holder undertakes all earthworks in such a way that no sediment leaves the site or enters streams or the stormwater system; and that, as far as is practical, the consent holder installs sediment control measures and has them approved by the Council before any earthworks start. (Phone (04) 560 1044 to arrange an inspection and approval.) Such measures must be installed and maintained in compliance with Greater Wellington regional council's erosion and sediment control guidelines (issued in September 2002).

5. That the consent holder ensures vehicles and machinery leaving the site do not drop dirt or other material on roads or otherwise damage road surfaces; and that if such spills or damage happen, the consent holder cleans or repairs roads to their original condition to the satisfaction of the Team Leader Resource Consents, being careful not to discharge the material into any stream, stormwater system or open drainage channel in the process. (The term "road" includes footpaths, vehicle crossings and berms).

6. That the consent holder stabilises earthworked areas by laying metal across the proposed tracks and re-grassing or hydro-seeding all other areas exposed by earthworks as soon as possible after excavation or, at the latest, within a month of completing construction; and that the consent holder redoes any seeding or planting that fails to become fully established within 12 months of completing construction.

7. That if the consent holder finds taonga (a thing of tangible or intangible value treasured in Māori culture) on the site, the consent holder must contact the Port Nicholson Block Settlement Trust, Te Rūnanga o Toa Rangatira Incorporated, the Heritage New Zealand and the council within 24 hours. All work in the area must stop immediately and may not resume until the Port Nicholson Block Settlement Trust and Te Rūnanga o Toa Rangatira Incorporated representatives and council staff have carried out a site inspection and the council gives its approval.

Note: These conditions address essential administrative matters and are required to ensure the proposed earthworks are carried out in such a way so as to mitigate potential nuisance, visual amenity, stability and hazard effects.

Processing Planner:

Monique Leith
Consultant Planner

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Peer reviewer:

Nick Eagle
Senior Resources Consent Planner

Application lodged: 9 October 2019
Section 92 Issued: 4 November 2019
Section 92 Responded to (in full): 24 November 2020
Application approved: 7 December 2020
Applicant agreement to s37 extension of time: 30 November 2020
No of s37 days: 5
No of working days taken to process the application: 20

8. NOTES:

- In accordance with section 357 of the Resource Management Act 1991, the consent holder is able to object to the conditions of the consent. The consent holder must submit reasons in writing to Council within 15 working days of the date of this decision.

- In accordance with section 120 of the Resource Management Act 1991, the applicant may appeal to the Environment Court against the whole or any part of this decision by the consent authority.

- The consent lapses, in accordance with section 125 of the Resource Management Act 1991, if the proposal is not given effect to within five years, that is, by 7 December 2025.

- The consent applies to the application as approved by Council. The consent holder should notify Council if there are changes to any part of the plans. Council may require that the consent holder submits a new resource consent application.

- The proposal has been assessed against the requirements of the city's District Plan. Bylaws may apply to the proposal that may require separate approval from Council before starting any site works. See huttcity.govt.nz for a full list of bylaws.

- The proposal has not been checked for compliance with the Building Act 2004. No associated building work should start without first getting a building consent.

- The consent is not a licence to create adverse effects such as unwarranted dust, noise or disruption. It does not change the legal duty to avoid, remedy or minimise such effects. Council may enforce the provisions of the Resource Management Act 1991 if the consent holder fails to meet this obligation.

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- Failure to comply with an abatement notice may result in Council imposing an infringement fine or initiating prosecution.

- Advice note from Heritage New Zealand: The property has, or is likely to have been occupied prior to 1900. Any disturbance of land or damage or destruction of any building or structure associated with human activity prior to 1900, may require an archaeological authority from Heritage New Zealand under the Heritage New Zealand Pouhere Taonga Act 2014. Please contact Heritage New Zealand for further information.

- Before commencement of any work within the legal road corridor, including the laying of services, application is to be made for a Corridor Access Request (CAR). A CAR request can be made through contacting BeforeUdig either on their website: beforeudig.co.nz or 0800 248 344. Work must not proceed within the road reserve until the CAR has been approved, including the approved traffic management plan if required.

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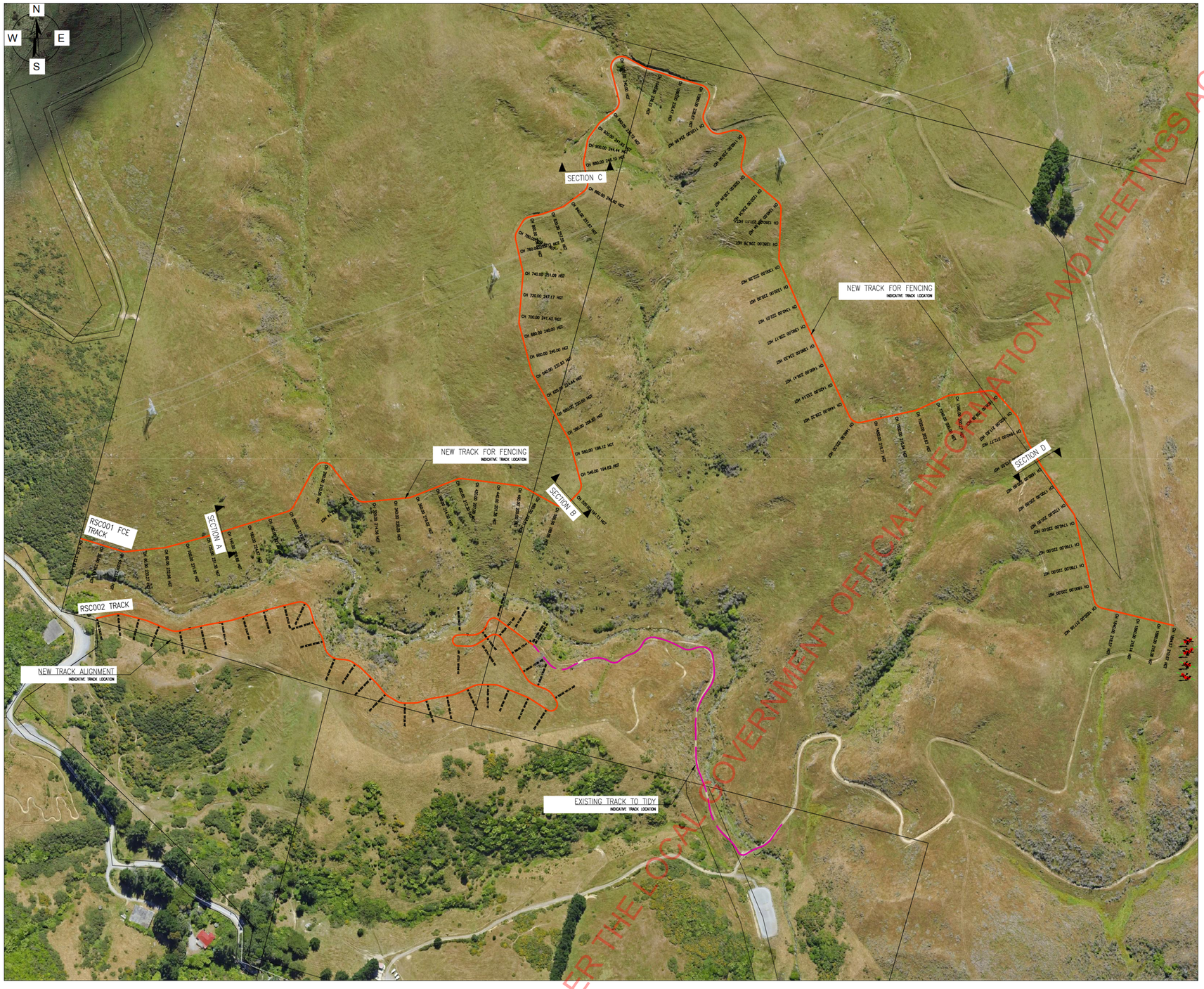
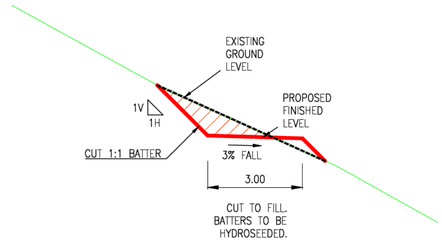
PLANS: RM190353 - Copy of Approved Plan



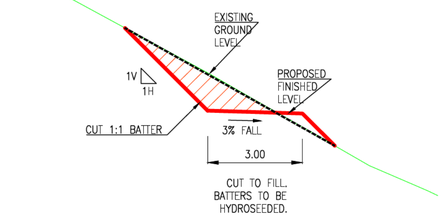
PLAN VIEW – NTS

KEY:

- EXISTING TRACKTO BE TIDIED
- NEW TRACKS FOR ACCESS AND FENCING.



CROSS SECTION A – CH 135.
SCALE 1:100



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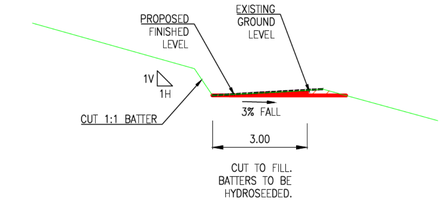
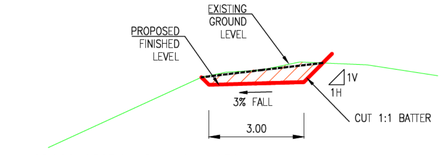


CROSS SECTION C – CH 875
SCALE 1:100



CROSS SECTION D – CH 1670
SCALE 1:100

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NOTES:
1. SECTIONS AND LOCATIONS ARE INDICATIVE OF WORKS.
2. AERIAL IMAGERY FROM TRIMBLE TBC SOFTWARE LICENSE VIA GOOGLE EARTH FILE REFENCING OR HCC PUBLIC VIEWER.
3. BOUNDARIES FROM LANDONLINE

MAIN POINTS:
- TRACK LENGTH – RSC001 FENCE – APPROX 1895m. VOLUME 1212m3 CUT TO FILL
- TRACK LENGTH – RSC002 TRACK – APPROX 740m. VOLUME 1650m3 CUT TO FILL
- TRACK LENGTH – TIDY EXISTING – APPROX 445m.
- TRACK WIDTH 3m

LANEWAYS - BELMONT REGIONAL PARK
DELINEATION OF NEW LANEWAY TRACK WORK AND ASSOCIATED ACTIVITIES.
BELMONT STREAM RETIREMENT
SECTIONS AND 3D IMAGERY

Survey Insight Ltd
PO Box 33408
Petone, Lower Hutt 5046
Ph (04) 568 4221
Email: enquiries@surveyinsight.co.nz

DO NOT SCALE

Drawn Date:	JUN 2019:
Drawn by:	JN
Territorial Authority:	H.C.C
Scale: 1:1000@A1	019 1909 002 REV A

DECISION: Resource Consent Approval RM190180
DATE: 14.8.19

Hutt City Council
30 Laings Road
Private Bag 31912
Lower Hutt 5040
New Zealand
www.huttcity.govt.nz
T 04 570 6666
F 04 569 4290

RM number: RM190180
Date: 14 August 2019
Applicant: Hutt City Council
Agent: Urban Edge Planning
Address: PO Box 39071, Wellington Mail Centre, Lower Hutt 5045
Attn: Baylee Pakau

Peter McDonald
Environmental Consents
T 04 570 6745
peter.mcdonald@huttcity.govt.nz
Our reference:RM190180

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APPROVAL OF RESOURCE CONSENT FOR A TEMPORARY ACTIVITY (RECURRING MARKET) AT THE RIVERBANK CAR PARK, NEAR 253 HIGH STREET, HUTT CENTRAL

Council granted consent for the following reasons:

- The retail nature of the proposed markets are considered to be complementary to adjacent businesses which operate on Saturdays and any potential adverse economic effects are considered to be less than minor.
- It is considered the proposed market activity will activate the public space in a positive manner and will be consistent with the public recreation values associated with the site and surrounding area.
- The potential adverse effects on the operation of the pedestrian crossing of Rutherford Street adjacent to the Margaret Street can be suitably managed through monitoring and traffic control (if necessary), which is required through a condition to the consent.
- Waste management procedures proposed by the applicant will be effective in limiting waste generated by the markets from contaminating the river environment or creating a nuisance to other adjacent properties.
- Conditions imposed on the consent under section 108 of the Resource Management Act 1991 will control, mitigate and remedy any environment effects caused by the subdivision.
- The property does not appear on Greater Wellington Regional Council's selected land use register as a contaminated site or as having been the site of a verified hazardous activity. As a result, Council considers the likelihood of earthworks uncovering contamination at the site to be negligible.
- Council has given due regard to the New Zealand Coastal Policy Statement, any national, regional or proposed regional policy statement and any other regulations in reaching its decision. Council considers there are no other relevant matters that need to be dealt with.

- The proposal is consistent with the purposes and principles of Part II of the Resource Management Act 1991.

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1. PROPOSAL

The applicant is seeking resource consent to reflect the current operations of an established weekly market located within the River Bank Car Park. The applicant's Assessment of Environmental Effects provides an accurate description of the proposed activity and should be read in conjunction with this report. In short, the markets occur every Saturday, but have developed beyond the operations approved in the original resource consent (RMA25383, issued 9 November 2005). The original consent approved a car sales and general grocer market. The approved hours of operation were between 8am to 4pm, Saturday and Sunday. Over time the market has developed into primarily a grocer market, with food trucks and general bric-a-brac type stalls, and live entertainment (including amplified music). The market currently trades between the hours of 6am and 2pm, with set-up commencing at 4am, and set-down concluding at 4pm. The market no longer accommodates car sales.

A new resource consent is sought to reflect the current operations of the market. The applicant is seeking consent for the markets to operate within a defined area of 5,130m^2. The applicant has requested that the number of stalls not be limited by this consent, but has advised the markets currently accommodate approximately 50 stallholders each week, increasing to up to 70 during the peak (summer) trading season.

The market is located towards the northern end of the car park, with the southern part of the car park remaining available for motorists accessing the market. Primary ingress and egress is via the southern entrance to the car park via Daly Street. Secondary egress to the north of the market is available via the Rutherford Street exit. One-way vehicle circulation, and a small number of car parks, is available around the perimeter of the market area.

Retrospective consent is also sought for two permanent signs associated with the markets which are established near the Daly Street entrance. The signs each measure 1.5m by 1.0m and advertise the parking charges which apply on market days. The applicant advises that additional temporary signs established during each market day are compliant with the District Plan conditions for temporary signs.

2. SITE DESCRIPTION

The site of the Saturday markets is the River Bank Car Park, which on all other days of the week is primarily reserved for car parking. The site is designated by Hutt City Council for this use (HCC 4) and is paved and line marked. The car park area is held on nine records of title, each owned by Greater Wellington Regional Council. Details on these titles are included in the table below. There are no interests on the titles of relevance to this assessment. Some of the titles are identified as being for the purpose of soil conservation and river control. However it is not considered that this will limit the assessment, as the proposed markets are a temporary activity and will only occupy land already formed and used as a car park.

Table 1: Legal description of application site

Legal Description	Record of Title	Area
Lot 2 DP 88805	485033	6255m^2

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Part Section 31 Hutt District	WN21D/717	2.75ha
Part Lot 8 DP 4420 and Part Lot 1 DP35096	WN23D/728	2187m^2
Part Section 28 Hutt District and Part Lot 1 DP 35096	WN23D/729	842m^2
Part Section 28 Hutt District	WN26A/356	3919m^2
Part Lot 1 DP 35096	WN28B/348	9660m^2
Lot 1 DP 76462	WN56A/766	2705m^2
Lot 3 DP 88805	WN56B/766	1.11ha
Part Lot 3 DP 7974	WN339/167	2200m^2

Together, these various land parcels form part of the properties at 0 Hutt River, 1-100 Hutt River, and 1N, 3 and 3N Daly Street, Hutt Central.

The signs advertising the markets, which are subject to this assessment, are already established on the site, near the Daly Street entrance. The signs advertise the market-day parking fees, with one affixed to a stop barrier and visible from the street environment. A couple of similar sized signs are affixed to the same barrier. Another sign advertising the markets is located near the Rutherford Street entrance and was approved as part of the original resource consent. In addition to these signs, there are a number of signs within the site, most of which are located and displayed to manage activities primarily internal to the site. These include signs to manage parking and vehicle speed within the site, and advising that the site is an alcohol-free zone and that dumping is prohibited.

The car park comprises two main parking areas located to the north-east and south-west connected by an access leg. The access leg is line marked for parking along the shoulder which generally allows for one-way movement. During the operation of the markets, cones are installed along the shoulders of the access leg to restrict parking and allow for two-way movement. Two vehicle crossings provide access to the car park, one from Daly Street providing direct access to the southern car park area, and another from Rutherford Street providing direct access to the northern car park area.

The River Bank Car Park and proposed market is on the south-eastern bank of the Hutt River (Te Awakairangi). It is bounded to the south and east by the river stopbanks which front on to Daly Street and Rutherford Street.

The site is located within the River Recreation Activity Area of the City of Lower Hutt District Plan. The District Plan also identifies the site as being within a Primary River Corridor due to its proximity to Hutt River.

The adjacent land to the south-east of the site is the Hutt City CBD and is zoned as Central Commercial. Countdown supermarket is located directly across Rutherford Street from the market area. There is a pedestrian crossing on Rutherford Street between the market and the supermaket's car parking area. A furniture store complex abuts the northern boundary of the site and leases another section of car park for staff which is located towards the north of the

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market site. This section of car park is accessed via the main car park and the vehicle crossing to Rutherford Street.

3. RELEVANT PLANNING RULES AND REGULATIONS

District Plan

The District Plan is the appropriate planning instrument with which to assess the proposal. As the proposal is for a recurring temporary activity it is not subject to assessment against the rules specified in Chapter 7C for the River Recreation Activity Area. However assessment is required against the District Plan general rules within chapter 14.

The proposal requires resource consent for the following District Plan non-compliances:

- Pursuant to Rule 14A 5.1(c) consent is required as a Restricted Discretionary Activity for an activity which exceeds the high trip generator thresholds
- Pursuant to Rule 14B 2.4 (a) consent is required as a Discretionary Activity for signage which does not comply with the permitted activity conditions.
- Consent is required as a Restricted Discretionary Activity pursuant to Rule 14J 2.2(a) as the proposed market will not comply with one or more of the permitted activity conditions for a temporary activity.

The proposed market fails to comply with the following standards and conditions of the District Plan:

- Appendix Transport 2 High Trip Generator – the proposed market will exceed 500 vehicle trips per day.
- Rule 14B 2.1.2 (c)(i) Maximum Face Area – the permanent signs when considered with other signage established within the site will exceed the maximum permitted face area of 3m^2.
- Rule 14J 2.1.1 (b) Hours of Operation – the markets are proposed to operate every Saturday between the hours of 6am-2pm, with additional set up and pack down between the hours of 4 am and 4pm. This will not comply with the permitted hours of operation of 7am-11pm, nor the earliest permitted set up time of 6am.

Note: each market day is considered to be a unique temporary activity, whereby the proposed markets will comply with the maximum permitted activity condition Rule 14J 2.1.1 (a) controlling the duration of temporary activities.

In accordance with the bundling principal, I have given regard to the highest activity status and as such, the overall activity status is considered to be Discretionary.

National Environmental Standards

The proposal does not require assessment under any National Environmental Standards.

4. PERMITTED BASELINE

The permitted baseline allows a consent authority to disregard environmental effects that are the same as could arise from a permitted development.

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The District Plan allows for temporary activities as permitted activities provided compliance can be achieved with the permitted activity conditions for temporary activities and with the other general rules of the District Plan. The permitted activity conditions for temporary activities limit the duration of the activity to 6 days, and the occupation of the site for the temporary activity (including set up and pack down) to 10 days. The permitted hours of operation are 7am-10pm (Mon-Thu), 7am-11pm (Fri-Sat) and 8:30am-10pm (Sun). Set up and pack down activities are permitted between the hours of 6am-11pm (Sun-Thu) and 6am-12am (Fri-Sat). Other permitted conditions control light spill, noise and dust. Temporary signage associated with the temporary activity is permitted to be erected up to 3 months prior to the activity, but must be removed within 2 days after. There is not considered to be a permitted baseline for permanent signage as signs already established on the site exceed the permitted maximum face area. Vehicle trip generation associated for the temporary activity may not exceed 500 trips per day. I consider this to be a permitted baseline of relevance to this assessment.

5. NOTIFICATION ASSESSMENT

Council must assess any resource consent application under section 95 of the Resource Management Act 1991 to determine whether a resource consent application should be notified. The Resource Management Act 1991 details a four step process that must be followed, and triggers or precludes notification of applications in certain circumstances. The sections below follow the four step process for public notification (under section 95A) and limited notification (under section 95E).

5.1 - PUBLIC NOTIFICATION STEPS – SECTION 95A

Pursuant to section 95A of the Resource Management Act, this section follows the 4 step process to determine if public notification is required.

Step 1 - Public notification is mandatory in certain circumstances

Public notification is mandatory in certain circumstances

Has the applicant requested public notification?	No
Is public notification required under s95C?	No
Is the application made jointly with an application to exchange recreation reserve land under s15AA of the Reserves Act?	No

Public notification is not mandatory under step 1.

Step 2 - Public notification is precluded in certain circumstances

If public notification is not required under step 1 it may be precluded in certain circumstances (unless special circumstances apply under step 4).

Are all activities in the application subject to a rule in a Plan or National Environmental Standard precluding public notification?	No
Is the application for one or more of the following (but no other) activities? ▪ A controlled activity ▪ A residential activity with a restricted discretionary or discretionary activity status	No

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▪ A subdivision of land with a restricted discretionary or discretionary activity status ▪ A boundary activity with a restricted discretionary, discretionary or non-complying activity status ▪ An activity prescribed by regulation made under s360H(1)(a)(i) precluding public notification (if any)	

Public notification is not precluded under step 2.

Step 3 - Public notification is required in certain circumstances

If public notification precluded under step 2, public notification may be required in certain circumstances.

Is any activity in the application subject to a rule in a Plan or National Environmental Standard that requires public notification?	No
Does the activity have, or is likely to have, adverse environmental effects that are more than minor in accordance with s95D?	No (see assessment below)

Does the activity have, or is likely to have, adverse environmental effects that are more than minor in accordance with s95D?

Public notification is required under step 3 if the activity will have or is likely to have adverse effects on the environment that are more than minor.

In considering if the adverse effects on the environment are more than minor, the effects on persons who own or occupy the land in, on, or over which the activity will occur; or any land adjacent to that land must be disregarded. I have therefore disregarded the effects on the persons who own or occupy properties at the following properties in making an assessment under s95D:

- 69-95 High Street
- 4, 5, 1-3/6, 7, 10, 12, 15 and 20 Daly Street
- 21-23 Andrews Avenue
- 11 Dudley Street
- 46 Rutherford Street (Harvey Norman)
- 50 Rutherford Street (electricity substation)
- 51, 53, 60 & 69 Rutherford Street
- 253 High Street (Countdown supermarket)
- Hutt River (Te Awa Kairangi)

The potential adverse effects are effects on amenity values, the natural environment, public recreation values, and traffic effects.

Effects on amenity values

The applicant has indicated that the proposed markets will comply with relevant controls for noise, dust and light spill. The nearest residential activity area is located approximately 135m

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from the proposed market site and is separated by the Hutt River. Proposed signage will not be visible from non-adjacent properties.

The proposed temporary activity may result in localised traffic congestion in the immediate area during trading hours. However it is considered that this will be sufficiently localised such that there will be no adverse effects on amenity on non-adjacent properties. Furthermore as the site is located within the Hutt CBD, it is considered that some degree of traffic is reasonably expected as part of the commercial character of the area.

For these reasons the potential adverse effects on amenity values on the wider environment will be less than minor.

Effects on the natural environment

Although the effects on persons who own or occupy the Hutt River has been precluded from this assessment, it is not considered that this preclusion encompasses effects on the natural environment.

The application site is an impermeable car park, the runoff from which is discharged directly to the river. The applicant has advised that waste management procedures currently involve the following:

- stall-holders containing and removing their own rubbish from the site
- provision of additional temporary rubbish bins and skip bins to complement the existing Council provided bins
- two waste management personnel are on site between 5am and 4pm each market day collecting rubbish and emptying bins
- a rubbish truck removes the rubbish at the end of the day, and a sweeper truck then combs the car park sweeping up any remaining debris
- three ‘portaloo’ toilets which are delivered and removed on market days.

These measures are considered to be comprehensive and effective in limiting the potential of waste material contaminating the river environment. The applicant has also advised that no hazardous substances or facilities are used in association with the markets. For these reasons the potential adverse effects on the natural environment of the markets are considered to be less than minor.

Public recreation values

The proposed temporary activities will occupy a site which is zoned for River Recreation purposes and is formed as a car park. The normal use of the car park is to provide commuter and customer parking for people accessing the Hutt CBD during the week. The use of the car park to access public recreation opportunities is considered to be secondary to this primary use. Despite the proposed use of the car park for the market on Saturdays, it is considered the public will still have ample opportunity to access recreation space adjacent to the river whether at the site itself or the numerous other locations where vehicle access and parking to riverside recreation areas are available. As such, it is not considered that the use of the car park for the proposed market and customer parking will adversely affect public access to river recreation areas.

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Furthermore it is considered that the proposed markets, while primarily retail in nature, will activate the public space in a way which is consistent with the riverside recreation amenity values of the site and adjacent area. For these reasons the potential adverse effects on public recreation values are considered to be less than minor.

Traffic effects

The Saturday markets are considered a "high trip generator" under the District Plan transport standards, as more than 500 trips are generated each market day. As such, assessment against the effects on the wider transport network is required. In 2017 Council commissioned an investigation into traffic impacts from traffic engineer Harriet Fraser, following concerns raised from the neighbouring furniture complex. These concerns will be discussed in more detail in section 5.2 of this report. Although Ms Fraser's initial traffic investigation and report (dated 4 September 2017) focused on traffic impacts in the adjacent environment, traffic impacts in the wider network were also considered. Ms Fraser reported that traffic flows into the Hutt CBD were at capacity between 9am to 5pm on Saturdays resulting in congestion at the following roundabouts:

- Rutherford Street / Melling Link
- Rutherford Street / Queens Drive
- High Street / Melling Link / Pretoria Street
- High Street / Queens Drive

Ms Fraser's report noted that traffic entering the City could get disrupted on the approach to the Rutherford Street / Melling Link intersection with queues potentially forming and disrupting traffic flow on State Highway 2. Ms Fraser observed that traffic entering the market carpark from Rutherford Street were obstructing circulation at the Rutherford Street / Queens Drive roundabout, and that overspill parking from the market was spreading into private parking associated with local businesses (most notably Harvey Norman and Countdown).

Following Ms Fraser's report, there was trial period during which a number of different access, parking and vehicle circulation configurations (in place for the duration of the markets) were tested before settling on the current configuration, which comprises the following elements:

- Moving the market area to the north end of the car park, adjacent to the Rutherford Street exit;
- Providing for vehicle ingress/egress at the Daly Street end, and limiting Rutherford Street to egress only;
- Providing for clockwise vehicle circulation around the market;
- Restricting parking along part of the access leg between the northern and southern car-parks to allow for two-way vehicle movement.
- Placement of cones to restrict vehicle access to the Harvey Norman staff car park.

Ms Fraser subsequently investigated the trialled traffic management in a report dated 27 May 2019. The report generally concluded that the measures were working as intended, and *"any adverse traffic effects associated with the market have been usefully reduced and largely internalised within the site".* Notwithstanding this the report included the following recommendations:

- The zebra crossing on Rutherford Street adjacent to Countdown should be monitored during the hours of operation to ensure the safety of pedestrians.

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- That two-way movement on the access leg between the northern and southern car parking areas be more strongly enforced (through coning of parallel parking spaces).
- That the banned left turn sign near the Harvey Norman staff parking area be removed, as this may be confuse motorists into thinking that this also applies to the Rutherford Street exit.

Ms Fraser also suggested that a plan of the temporary traffic management be prepared. The applicant has proffered that the consent include conditions requiring a temporary traffic management plan be provided (based on the access and parking configuration described above).

Consultant traffic engineer David Wanty has reviewed the proposal and inspected the site on a market day. Mr Wanty's assessment, dated 30 June 2019, should be read in conjunction with this report.

Mr Wanty undertook a 52 minute survey of the operation of the pedestrian crossing adjacent to Countdown, noting few instances of vehicle/pedestrian conflict and limited vehicle queueing. Mr Wanty recommended the option of upgrading the zebra crossing to a signalised Puffin crossing be investigated.

Mr Wanty noted that the operation of the Rutherford Street / Queens Drive roundabout was occasionally affected from queueing from the pedestrian crossing, but overall appeared to be operating well. Mr Wanty also reported southbound queueing on Rutherford Street between the roundabouts with Queens Drive and Melling Link. However as Mr Wanty noted that as this queueing was due to delays at the High Street / Queens Drive roundabout, it is considered that this is unlikely to be attributable to the operation of the markets. Mr Wanty noted that the traffic management internal to the site appeared to be operating well.

I have given regard to the assessments of both Ms Fraser and Mr Wanty in determining the potential adverse traffic effects of the proposal. Both these assessments considered the current market operations which align with the proposed market operations subject to this assessment. The operation of the markets will adversely impact pedestrian safety and traffic flow through the zebra crossing of Rutherford Street adjacent to Countdown. However this impact will be limited to Saturday mornings and early afternoons. As the markets are well established it is expected that both pedestrians and motorists have become accustomed to the traffic conditions at this time and adjust their behaviour accordingly. The applicant has proposed to monitor the pedestrian crossing during the hours of operation, and it is considered this would allow the applicant to intervene if the traffic conditions made the operation of the crossing consistently unsafe. For these reasons the potential adverse effects of the market on the operation of the pedestrian crossing are considered no more than minor.

Beyond the pedestrian crossing, the wider transport network has not been observed in either of the traffic assessments as being unduly disrupted by the effects of market trading. Although in his report Mr Wanty observed some residual queueing on Rutherford Street beyond the application site, it is not clear that this can be attributable to the markets. For these reasons the potential adverse traffic effects of the proposed markets are considered to be no more than minor.

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Public notification is not required under step 3.

Step 4 – Public notification is required in special circumstances

If public notification is not required under step 3 public notification may still be warranted where there are special circumstances

Do special circumstances exist that warrant public notification?	No

Special circumstances have been defined as circumstances that are unusual or exceptional but may be less than extraordinary or unique. This land use consent is for a recurring market which does not comply with the permitted conditions for a recurring temporary activity and fro signage, and which will generate sufficient vehicle trips to require assessment as a high trip generating activity. It is considered that the proposed activity is not unusual for the River Recreation zoned site, given the consenting history and associated use of the property, and that the District Plan provides clear policy direction and assessment matters. While it is acknowledged there may be some public interest in the application, it is not expected that public notification would reveal any new information relevant to the determination. On this basis I do not consider there to be any special circumstances that warrant public notification of the proposal.

Conclusion

Public notification is not required.

5.2 - LIMITED NOTIFICATION STEPS - SECTION 95B

As determined in section 5.1, public notification is not required. Pursuant to section 95B of the Resource Management Act, a 4 step process must therefore be followed to determine if limited notification is required.

Step 1 – Certain affected groups/persons must be notified

Limited notification is mandatory for certain groups/persons.

Are there affected customary rights groups?	No
Are there affected customary marine title groups (for accommodated activities)?	No
Is the proposal on or adjacent to, or may affect, land that is subject to a statutory acknowledgement and whether the person to whom the statutory acknowledgement is made affected under section 95E?	No

The property is adjacent to Te Awakairangi (Hutt River) which is subject to a statutory acknowledgement area. Input has been sought from representatives of the Port Nicholson Block Settlement Trust and Ngati Toa Rangatira, however no responses have been received. It is noted that the proposal is for a recurring temporary activity on an existing paved site with no site development works required. As such, I consider the potential adverse effects on any persons to whom a statutory acknowledgement is made to be less than minor.

Limited notification is not required under step 1.

Step 2 – Limited notification is precluded in certain circumstances

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Limited notification to any other persons not referenced in step 1 is precluded in certain circumstances (unless special circumstances apply under step 4).

Are all activities in the application subject to a rule in a Plan or National Environmental Standard precluding limited notification?	No
Is the application for either or both of the following, but no other activities: ▪ A controlled activity (other than a subdivision) under the District Plan ▪ An activity prescribed by regulations made under s360H(1)(a)(ii) precluding limited notification (if any)	No

Limited notification is not precluded under step 2.

Step 3 – Certain other persons must be notified

If limited notification is not precluded under step 2, limited notification is required for any persons found affected under s95E.

Are any of the following persons 'affected' under s95E? ▪ For 'boundary activities' an owner of an allotment with an 'infringed boundary' ▪ In the case of any activity prescribed under s360H(1)(b), a prescribed person in respect of the proposed activity.	N/A (see below assessment)
For all other activities, are there any affected persons in accordance with s95E?	No (see below assessment)

In accordance with s95E are there any affected persons?

Section 95E(3)(a) stipulates that those individuals who give written approval to a proposal cannot be considered to be an affected person. No persons have given written approval.

In accordance with section 95E, I have considered whether the proposal could adversely affect any other persons. I consider there to be no affected persons as the potential environmental effects will be less than minor for the following reasons:

- The proposed markets are not adjacent to any residential zoned properties with the nearest residential zoned properties located approximately 135m away and over the river. While there may be residential activities on Central Commercial zoned sites, it is considered that due to the mix of retail and commercial activities established in the area that there is a lesser standard of residential amenity expected than in areas zoned for primarily residential use. As such, the potential adverse effects on residential amenity are considered less than minor.
- There are a number of businesses located along Daly Street, Rutherford Street and Dudley Street which are adjacent to the application site. Adjacent businesses which are open during Saturday are typically of a retail nature such as Countdown supermarket, King Toyota (car sales), Hot Spring Spa Pools and Harvey Norman furniture complex. It is considered the proposed markets are not inconsistent with these established retail activities and may have a positive effect on the commercial vibrancy of the area through attracting potential customers.
- Other adjacent businesses which are either office based (for example Pro Clima at 7 Daly Street) or are retail businesses which are less reliant on walk-up business (NZHL Mortgages at 15 Daly Street), are closed on Saturday and are thereby not considered to be adversely affected by the operation of the markets.

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- The retail use of the markets is therefore considered to generally be complementary to adjacent businesses, and therefore not particularly sensitive to adverse effects which may be generated by established businesses on adjacent sites. The potential reverse sensitivity effects of the proposed markets are therefore considered to be less than minor.
- The changes introduced to the configuration of vehicle access and circulation to the markets, particularly closing of entrance to the markets from Rutherford Street and access to the Harvey Norman staff car park, have been effective in addressing adverse traffic effects on the adjacent Harvey Norman furniture complex. The traffic effects of the markets on persons at this property are considered to be less than minor.
- Vehicles queueing at the zebra crossing of Rutherford Street adjacent to Countdown may disrupt customer access to the supermarket. However it is noted that alternative customer access to the supermarket is available from High Street. Furthermore it is considered that the proposed market activity could potentially attract customers, as a complementary activity to the supermarket, thereby offsetting any potential adverse effect associated with disrupted vehicle access from Rutherford Street. As such, it is considered the proposed markets will have a neutral or less than minor economic effect on the Countdown supermarket.
- It is considered the waste management procedures outlined in section 5.1 of this report will be effective in containing waste generated by the markets to the application site. Any associated adverse effects on adjacent properties are considered to be less than minor.
- Both the proposed signs are small in size (each 1.5m^2), and are designed to be visible to vehicles entering the site from the Daly Street entrance. As the other proposed sign is affixed to an existing road barrier, it is not considered it will appear visually prominent beyond the site. Neither of the signs will be illuminated nor will include moving parts. While it is noted that there are a number of existing signs on the site, it is noted that most existing signs are internal to the site and screened from adjacent properties by the levee. To the extent that signs are visible to adjacent properties, it is considered that they will be of an appropriate design and not contrary to the amenity values of the adjacent commercial zoned areas whereby associated adverse effects will be less than minor.
- It is considered that having a week's separation between each temporary activity will limit the extent that cumulative effects on amenity values, associated with the frequency and duration of use, as perceived from adjacent properties.

Note: In accordance with s104(3) of the RMA, Council may not have regard to the effects of trade competition when assessing this proposal.

Limited notification is not required under step 3.

Step 4 – Limited notification is required under special circumstances

If limited notification is not required under step 3, limited notification may still be warranted where there are special circumstances.

Do special circumstances exist that warrant notification of any persons to whom limited notification would otherwise be precluded?	No

For the reasons outlined under public notification step 4 in section 5.1, I do not consider there to be special circumstances that require limited notification of the proposal.

Conclusion

Limited notification is not required.

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5.3 - NOTIFICATION DECISION

In accordance with the notification steps identified in sections 95A and 95B the application shall proceed on a non-notified basis.

6. DETERMINING THE APPLICATION

Section 104 requires, when considering a resource consent application, that Council must, subject to Part 2, have regard to any actual or potential effects on the environment; any measure agreed or proposed by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any negative effects; any relevant provisions of a national environmental standard; other regulations; a national policy statement; a New Zealand coastal policy statement; a regional policy statement or proposed regional policy statement; a plan or proposed plan; and any other matter the consent authority considers relevant and reasonably necessary to determine the application.

6.1 - ASSESSMENT OF ACTUAL OR POTENTIAL EFFECTS ON THE ENVIRONMENT UNDER S104(1)(A)

The potential adverse effects on persons at adjacent properties were assessed as being less than minor and other potential adverse effects on the environment were assessed as being no more than minor in section 5 of this report. In short, the actual or potential adverse effects on the environment are considered to be acceptable for the following reasons:

Amenity values

- The application site is well separated and screened from areas zoned primarily for residential use, and it is considered that the proposed markets are consistent with the retail / commercial amenity values of the surrounding area, which is predominantly zoned as Central Commercial. Although the markets will generate a high degree of retail activity beyond what is typically expected in the area, it is noted that this activity is limited to Saturday mornings and early afternoons, during which time a portion of adjacent commercial activities will not be operating.
- The applicant has advised that the proposed markets will be operated so as to comply with the relevant light spill and noise standards for temporary activities. Waste management procedures will limit the potential for wind-strewn debris to leave the site and create a nuisance for adjacent properties.
- With regard to potential for cumulative effects on amenity, it is considered that nuisance will be suitably managed as identified above, and that the week's separation between each market day will limit the extent that cumulative effects are perceived.
- The proposed signs will be modest in size with only one sign being visible beyond the application site. Both signs will be of an appropriate design, will not be illuminated nor include moving parts, and will not be inconsistent with the amenity values of adjacent commercial zoned areas.

Natural environment

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- The adjacent Hutt River (Te Awa Kairangi) is acknowledged as a sensitive natural environment. However it is considered that through the proposed waste management procedures, waste generated by the proposed markets can be effectively contained and removed from the site, thereby mitigating potential contamination of the river environment.

Public recreation values

- It is considered the proposed markets will activate the public space in a way which is consistent with the public recreation values associated with the site and surrounds, and will not unduly disrupt public access to riverside recreation areas.

Cultural and heritage values

- The proposed markets will occur on site that is already paved and used as a car park. As no site development works are required to give effect to the proposal, it is considered that the potential adverse effects on any features of cultural or heritage significance to be less than minor.

Health and safety

- Three portaloos are proposed to be provided for the duration of trading hours which will be removed at the conclusion of each market day. This is considered to be an acceptable provision of sanitary facilities.
- The application site is within a primary river corridor and is identified by Greater Wellington Regional Council as being within the 0.23% AEP floodplain. The applicant has advised that the market would not proceed in heavy rain events if notice is provided by the Emergency Management Office. A condition to this effect is is considered reasonably necessary and shall be imposed in accordance with s108.

Traffic effects

- Pedestrian traffic generated by the markets can place heavy demands on the zebra crossing of Rutherford Street adjacent to Margaret Street Service Lane North. These demands can disrupt vehicle traffic potentially leading to safety conflicts between motorists and pedestrians. A condition has been included with the approval requiring the applicant present a programme for monitoring of the intersection including appropriate intervention measures.
- Changes made to the vehicle access and manoeuvring configurations have suitably addressed other upstream traffic effects which may have been attributable to the markets.

Economic effects

- It is considered that the proposed markets contribute to the retail vibrancy of adjacent commercial areas. The proposed markets are considered to be a retail activity which will be complementary to adjacent businesses and will thereby not contribute to potential reverse sensitivity effects. Adjacent retail businesses may benefit by the foot-traffic generated by the markets. Other businesses which may be more sensitive to adverse effects of the concentration of activity (such as commercial offices) are typically closed on Saturdays.

Conclusion

I consider the actual or potential effects on the environment to be acceptable for the reasons outlined above.

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6.2 - ASSESSMENT OF THE RELEVANT PROVISIONS OF THE DISTRICT PLAN UNDER S104(1)(B)

Objectives and policies of the District Plan

The following District Plan objectives and policies are considered to be relevant to the assessment of this application:

- *River Recreation Activity Area*
  - ***Objective 7C 1.1.3 (b) Flood and River Protection, and Policy (e)***
  - ***Objective 7C 1.2.1 Buildings and Structures, and Policy (a)***
  - *Transport*
  - *Objectives 14A 3.4, and Policy 14A 4.5*
- *Signs*
  - *Objective 14B 1.1 Amenity Values, and Policies (c) & (e)*
  - *Objective 14B 1.2 Traffic Safety and Visibility, and Policies (a)-(b)*
  - ***Objective 14B 1.4 Temporary Signs, and Policies (a)-(b)***
- *Temporary Activities*
  - *Objective 14J 1.1 Encouraging Diversity and Variety of Activities while Managing Environmental Effects, and Policies (a)-(b)*
  - *Objective 14J 1.2 Amenity Values, and Policy (a)*

The applicant's AEE includes assessment of the above objectives and policies, other than those highlighted in bold. The applicant's assessment is considered to be accurate, and I have adopted it for this report. I have included additional assessment for the highlighted objectives and policies below:

7C 1.1.3 Flood and River Protection

Objective (b) – To ensure that the flood carrying capacity of the river channel and margins is not reduced.

Policy – (a)

7C 1.2.1 Buildings and Structures

Objective – To control the number, location and external appearance of all buildings and structures not associated with flood protection measures and river works and ensure that buildings and structures are sited to avoid or mitigate the adverse effects of flood hazards.

Policies – (b)-(d), (f)-(h)

All proposed structures associated with the markets will be temporary in nature and will be removed by the end of each market day. Although the structures are located within a primary river corridor it is considered that due to their temporary nature they will not be particularly prone to flood risk and will have no adverse effects on adjacent flood protection structures.

14B 1.4 Temporary Signs

Objective – To ensure that temporary signs do not affect adversely visual amenity values or traffic safety.

Policies – (a)-(b)

Temporary signage will be in place to assist with traffic management on market days, however the applicant has advised these will comply with the relevant District Plan rules. The

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site does not have frontage to a main entrance route. As such it is considered the location and frequency of temporary signs will not adversely affect visual amenity values or traffic safety.

6.3 - ASSESSMENT OF THE RELEVANT PROVISIONS OF OTHER STATUTORY PLANNING DOCUMENTS UNDER S104(1)(B)

I consider that there are no other relevant provisions of national environmental standard, other regulations, national policy statement, New Zealand Coastal Policy Statement or regional policy statement or proposed regional policy statement that regard must be had.

6.4 – PURSUANT TO S104(1)(C) ARE THERE ANY OTHER MATTERS RELEVANT AND REASONABLY NECESSARY TO DETERMINE THE APPLICATION?

I consider there are no other matters relevant and reasonably necessary to determine the application.

6.5 - PART 2 OF THE RESOURCE MANAGEMENT ACT

I consider the proposal meets Part 2 matters of the Resource Management Act 1991.

6.6 - SUBSTANTIVE DECISION

In accordance with s104B I have considered the application for a discretionary activity and have decided to grant the application subject to conditions under s108.

7. CONDITIONS OF RESOURCE CONSENT

In accordance with s108 of the Resource Management Act, resource consent has been granted subject to the following conditions:

1. That the proposal is carried out substantially in accordance with the information and approved plans (untitled site plan, and sign plan prepared by Signwork) submitted with the application and held on file at Council.

   Note: This condition addresses an essential administrative matter.

2. The trading hours of the markets shall be limited to 6am-2pm each Saturday, with associated set up and pack up activities approved between 4am and 4pm.

3. The siting of market stalls shall be limited to the area identified in red on the site plan submitted with the application, unless otherwise agreed in writing with Council's Team Leader Resource Consents.

   Note: Conditions 2 and 3 define the extent of the approved activities.

4. That a temporary traffic management plan be prepared in accordance with the recommendations of the letter prepared by Harriet Fraser dated 27 May 2019. The temporary traffic management plan is to demonstrate the configuration of vehicle access

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and circulation, and traffic management measures during market days. The temporary traffic management plan is to be submitted to the Team Leader Resource Consents for approval within 3 months of the issue of this resource consent and is to include the following:

- Provision of vehicle ingress/egress at the Daly Street entrance, with the Rutherford entrance restricted to egress only;
- Provision for clockwise vehicle circulation around the market;
- Restricting parking along part of the access leg between the northern and southern car-parks to allow for two-way vehicle movement;
- Placement of cones to restrict vehicle access to the Harvey Norman staff car park.

Traffic management is to be undertaken on each market day in accordance with the approved temporary traffic management plan. Any proposed changes to temporary traffic management measures are to be submitted to the Team Leader Resource Consents for approval.

5. The consent holder shall undertake monitoring of accidents at the Rutherford Street zebra crossing (adjacent to the Margaret Street Service Lane North) on a quarterly basis and in response to any relevant issues raised by patrons or adjoining property owners, to the satisfaction of Council's Traffic Asset Manager. Video records of the zebra crossing during trading hours are to be held for a period of three weeks after each market day. Any traffic control measures deemed necessary are to be implemented under the direction of the Traffic Asset Manager.

   An annual summary report of the operation of the crossing during market trading hours, detailing all monitoring and traffic control implemented in accordance with this condition, is to be provided to the Team Leader Resource Consents for the first two years after the issue of this consent.

6. The consent holder shall ensure that all waste generated by the markets is contained and removed from site by 4pm each Saturday. Unless otherwise approved in writing by the Team Leader Resource Consents, waste management procedures are to include the following:
   - Provision of additional temporary rubbish bins and skip bins for duration of market days
   - Two waste management personnel are to be on site between 5am and 4pm each market day collecting rubbish and emptying bins
   - At the end of market pack-up but prior to 4pm each Saturday, all collated rubbish is to be removed by a rubbish collection truck, and a sweeper truck is to comb the site to sweep up any remaining debris.
   - Three 'portaloo' toilets are to be made available during trading hours and removed for offsite disposal of waste by 4pm each market day.

   Note: Conditions 4-6 address the effects of the proposed markets.

7. The market operator shall monitor and review natural hazard warning information published by the Wellington Region Emergency Management Office (or any equivalent civil defence authority) prior to each market day. If any natural hazard warnings are

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published of relevance to the site or Hutt River, the consent holder is to contact the publishing authority directly for advice on appropriate action, including potential cancellation of the market day. Any recommended action is required to be given effect to promptly, including providing advice to stall-holders.

Note: This condition addresses potential effects on public health and safety related to natural hazard risk.

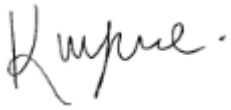
8. That the Council, may in accordance with s128 of the Resource Management Act 1991, serve notice on the consent holder of its intention to review the conditions of this resource consent to remedy adverse traffic effects not anticipated from the exercise of the consent. This notice may be served within 12 months of the issue of this consent. In the course of any review, the Council may modify any conditions to address traffic effects of the proposed markets on the external road network.

   Note: This condition is imposed to ensure the conditions are adequate to address traffic effects associated with peak market operations.

Processing Planner:

Peter McDonald
Intermediate Resource Consents Planner

Peer reviewer:



Kerry Wynne
Intermediate Resource Consents Planner

Application lodged: 5 June 2019
Application approved: 14 August 2019
No of working days taken to process the application: 14

8. NOTES:

- In accordance with section 357 of the Resource Management Act 1991, the consent holder is able to object to the conditions of the consent. The consent holder must submit reasons in writing to Council within 15 working days of the date of this decision.

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- The consent lapses, in accordance with section 125 of the Resource Management Act 1991, if the proposal is not given effect to within five years, that is, by 14 August 2024.

- The consent applies to the application as approved by Council. The consent holder should notify Council if there are changes to any part of the plans. Council may require that the consent holder submits a new resource consent application.

- The proposal has been assessed against the requirements of the city's District Plan. Bylaws may apply to the proposal that may require separate approval from Council before starting any site works. See huttcity.govt.nz for a full list of bylaws.

- The proposal has not been checked for compliance with the Building Act 2004. No associated building work should start without first getting a building consent.

- The consent is not a licence to create adverse effects such as unwarranted dust, noise or disruption. It does not change the legal duty to avoid, remedy or minimise such effects. Council may enforce the provisions of the Resource Management Act 1991 if the consent holder fails to meet this obligation.

- Failure to comply with an abatement notice may result in Council imposing an infringement fine or initiating prosecution.

- Advice note from Heritage New Zealand: The property has, or is likely to have been occupied prior to 1900. Any disturbance of land or damage or destruction of any building or structure associated with human activity prior to 1900, may require an archaeological authority from Heritage New Zealand under the Heritage New Zealand Pouhere Taonga Act 2014. Please contact Heritage New Zealand for further information.

- Before commencement of any work within the legal road corridor, including the laying of services, application is to be made for a Corridor Access Request (CAR). A CAR request can be made through contacting BeforeUdig either on their website: www.beforeudig.co.nz or 0800 248 344. Work must not proceed within the road reserve until the CAR has been approved, including the approved traffic management plan if required.

- Constructing, modifying or repairing a vehicle crossing requires separate Council approval, in addition to the approved resource consent. The vehicle crossing is to be constructed in accordance with Council's standards and codes. For more information contact the Transport Division via (04) 570 6881 or click the following link: http://iportal.huttcity.govt.nz/Record/ReadOnly?Tab=3&Uri=3702089

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Appendix B. Market plans

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emergency access

parking meter

parking meter

4.5m

6m

fruit & veggies

fruit & veggies

cones

0 10 20 30 m

N

RESOURCE CONSENT

GRANTED
14/08/2019

HUTT CITY COUNCIL

HUTT CITY
TE AWA KAIRANGI

PLANS - Appendix B - APPROVED RM190180
DATE: 14.08.19

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Signwork .co.nz
61 Sydney Street, Petone
Phone (04) 568 5163

DECISION: Resource Consent Officers Report RM190441
DATE: 11.02.20

Hutt City Council
30 Laings Road
Private Bag 31912
Lower Hutt 5040
New Zealand
www.huttcity.govt.nz
T 04 570 6666
F 04 569 4290

RM number: RM190441
Date: 11 February 2020
Applicant: Transpower New Zealand
Address: 22 Boulcott Street
Wellington 6011
Attention: Louise Miles

Stephen Dennis
Environmental Consents
T 04 570 6768
stephen.dennis@huttcity.govt.nz
Our reference:RM190441

APPROVAL OF LAND USE RESOURCE CONSENT FOR THE ERECTION OF OVERHEAD LINES AND ASSOCIATED WORKS AT 580 WESTERN HUTT ROAD (PT SEC (RES) 14 BLOCK IV BELMONT SURVEY DISTRICT SO 10984)

Council granted consent for the following reasons:

- Everyone Council considers may be adversely affected by the proposal has given written approval to the application. (Council is therefore unable to consider any effects of the proposal on those who have given their written approval).
- The underground line works are considered to be permitted by the National Environmental Standards for Telecommunication Facilities.
- The proposed overhead line will be sufficiently removed from residential properties and public viewpoints. While the location of the overhead line is within public land (an access track) it will be located within a gully whereby a natural vegetated backdrop will be preserved above the height of the overhead line. As such the line will not be visually obtrusive to park users.
- The proposed earthworks are considered to be very small in scale (4m3) whereby visual effects will be temporary.
- Due to the nature and scale of the work, there will be no adverse amenity effects post construction. Any potential adverse amenity effects during construction (such as noise) will be of low impact due to the scale and remote nature of the works, and their short duration. No lighting or odour is associated with the work and earthworks are minimal with no adverse dust impact anticipated.
- There are no heritage or cultural sites of significance identified in the District Plan or on the NZAA ArchSite in proximity to the proposed works.
- Conditions imposed on the consent under section 108 of the Resource Management Act 1991 will control, mitigate and remedy any environment effects caused by the subdivision.
- The proposal is consistent with the policies and objectives of the city's District Plan.

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- Council has given due regard to the New Zealand Coastal Policy Statement, any national, regional or proposed regional policy statement and any other regulations in reaching its decision. Council considers there are no other relevant matters that need to be dealt with.
- The proposal is consistent with the purposes and principles of Part II of the Resource Management Act 1991.

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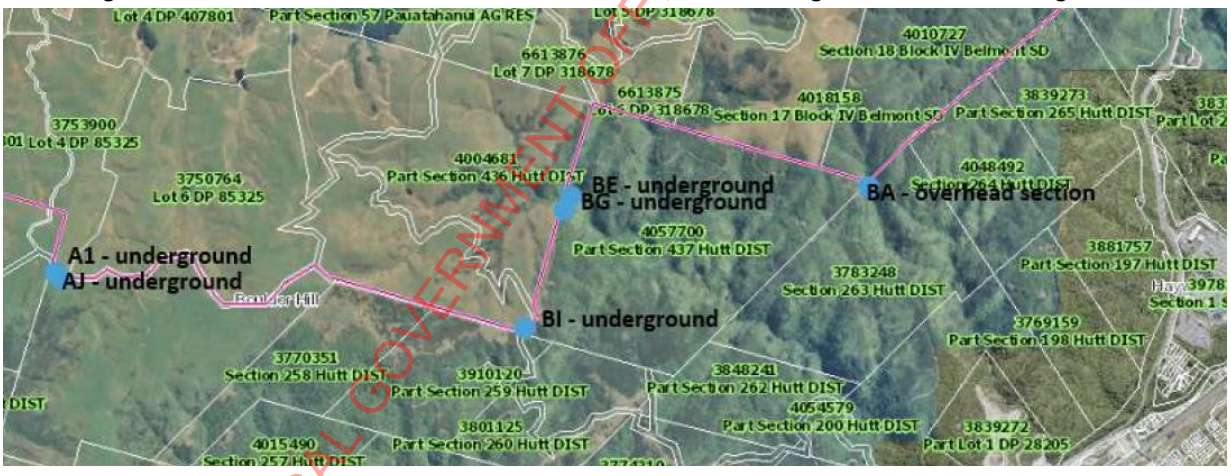
1. PROPOSAL

The applicant seeks land use consent for works involving both underground and overhead telecommunication lines. The works are largely correctional given that consent was previously granted (RM130004) for the lines in question, however, when installed it was found that in a number of areas some lines were installed within private property. The applicant now seeks resource consent to correct the errors by removing and reinstalling the lines.

The applicant states:

Within the Hutt City boundary, the telecommunication cable was laid within an existing access track - which it was understood to be entirely located within the Belmont Regional Park…however, following a survey it has been found that the track extends into private property (two separate landowners) in six locations. The landowners have requested that the underground cable be removed from this area. In most of the areas, the underground cable can be replaced with underground cable located within the Belmont Regional Park. However, due to the steep topography and concerns with land stability, in one location the only practical solution is to replace the section of underground cable with a short overhead span within the Park boundary. This overhead section triggers the need for a resource consent application under rules 13.3.1.27 (Network Utilities) and 14E2.2 Significant Natural Resources of the Hutt City District Plan.

The diagram below illustrates the area of works for both underground and above ground lines:



The underground line works are considered to be permitted by the National Environmental Standards for Telecommunication Facilities however consent is required for the overhead line which is not captured by the above National Environmental Standard.

Full details of the proposal can be found on page 6 of the applicants AEE

2. SITE DESCRIPTION

The application site is located within Belmont Regional Park on the boundary between Hutt City Council and Porirua District Council. The site maintains the physical address of 580 Western Hutt Road within council's database and records system. The 'site' technically

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includes a range of land parcels and legal descriptions given the nature of works which are identified in the table below provided by the applicant.

Encroachment landowner	Reference on Plans - Appendix B and Figure 1	Legal Description - current location	Legal Description – proposed location	Owner of Parcel fibre to be realigned to	To be Underground or Aerial Fibre
Willowbank Trustees Limited	**AI**	Parcel 3753900 Lot 4 DP 85325 CFR 427495	Parcel 4073328 – Road Reserve	Hutt City Council	Underground
Willowbank Trustees Limited	**AJ**	Parcel 3750764 Lot 6 DP 85325 CFR WN52C/187	Parcel 4073328 – Road Reserve	Hutt City Council	Underground
Willowbank Trustees Limited	**BI**	Parcel 4004681 Pt Sec 436 Hutt District, WN762/52	A. Parcels 4077314 Buchanan Road B. 4076920 – Buchanan Road within BRP and C. 3910120 Recreation Reserve Part section259 Hutt District	A. Buchanan Road (HCC), B. Buchanan Road (HCC), C. DoC	Underground
Willowbank Trustees Limited	**BG**	Parcel 4004681 Pt Sec 436 Hutt District, WN762/52	Parcel 4057700 Part section 437 Hutt District Recreation Reserve	DoC	Underground
Willowbank Trustees Limited	**BE**	Parcel 4004681 Pt Sec 436 Hutt District, WN762/52	Parcel 4057700 Part section 437 Hutt District Recreation Reserve	DoC	Underground
MW & SV Judd and KL Ross	**BA**	Parcel 4010727, Sec 18, Blk IV Belmont SD, WN56/229	Parcel 3783248 Section 263 Hutt District Recreation Reserve	DoC	Overhead

The site can generally be described as a mixture of rolling and steep hillsides/gullies which is interspersed by farmland, established and regenerating native bush and scrub. The area of the site is accessed via locked gate which restricts public vehicle access however the site is used by recreational walkers and bikes. The site is administered as Recreational Reserve by the Greater Wellington Regional Council on behalf of the owners who include Hutt City Council, Porirua City Council and the Department of Conservation.

The site is located within the General Recreation activity of the District Plan. While the site also accommodates sections of the National Grid the proposed works will not be located within such areas. The site includes various Significant Natural Resource as identified by the District Plan primary of which relative to the location of works is SNR 17 which is described as "Haywards Shrublands" described as Shrubland on hill country.

3. RELEVANT PLANNING RULES AND REGULATIONS

District Plan

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The District Plan is the appropriate planning instrument with which to assess the proposal. Rules relating to the General Recreation activity area, which this proposal falls within, are contained in chapters 7A and 14.

The proposal requires resource consent for the following District Plan non-compliances:

Rule 13.3.1.27 – The proposal includes new above ground lines and support structures which are not otherwise provided for within the utilities chapter of the plan and therefore require resource consent as a Discretionary activity

Rule 14E 2.2 – The proposal will be undertaken within the boundaries of a significant natural resource (SNR). Any works within an SNR require resource consent as a restricted discretionary activity.

I consider the proposal to be a discretionary activity under Rule 13.3.1.27.

National Environmental Standards

The proposal does not require assessment under the National Environmental Standard for Telecommunication Facilities (2016). This is because the telecommunication fibre cable is not associated with the operation, maintenance, upgrading, relocation or removal of an existing transmission line (refer Regulation 4 (1) of the NESETA).

The proposal does require assessment against the National Environmental Standards for Telecommunication Facilities (NZSTF). I concur with the applicants assessment against these standards and adopt it accordingly (refer to pages 8-10 of the applicants AEE). Notably the proposed underground works are permitted under the NESTF, however, the overhead line is not subject to the NZSTF as it is not considered to be a customer connection line.

4. PERMITTED BASELINE

The site is zoned as General Recreation activity area, however, is also located within a Significant Natural Resource. The permitted baseline is therefore restricted to works associated with the protection, preservation, enhancement and conservation of significant natural, cultural and archaeological resources. The permitted baseline is therefore not considered to be relevant to the processing of this application.

5. NOTIFICATION ASSESSMENT

Council must assess any resource consent application under section 95 of the Resource Management Act 1991 to determine whether a resource consent application should be notified. The Resource Management Act 1991 details a four step process that must be followed, and triggers or precludes notification of applications in certain circumstances. The sections below follow the four step process for public notification (under section 95A) and limited notification (under section 95E).

5.1 - PUBLIC NOTIFICATION STEPS – SECTION 95A

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Pursuant to section 95A of the Resource Management Act, this section follows the 4 step process to determine if public notification is required.

Step 1 - Public notification is mandatory in certain circumstances

Public notification is mandatory in certain circumstances.

Has the applicant requested public notification?	No
Is public notification required under s95C?	No
Is the application made jointly with an application to exchange recreation reserve land under s15AA of the Reserves Act?	No

Public notification is not mandatory under step 1.

Step 2 - Public notification is precluded in certain circumstances

If public notification is not required under step 1 it may be precluded in certain circumstances (unless special circumstances apply under step 4).

Are all activities in the application subject to a rule in a Plan or National Environmental Standard precluding public notification?	No
Is the application for one or more of the following (but no other) activities? ▪ A controlled activity ▪ A residential activity with a restricted discretionary or discretionary activity status ▪ A subdivision of land with a restricted discretionary or discretionary activity status ▪ A boundary activity with a restricted discretionary, discretionary or non-complying activity status ▪ An activity prescribed by regulation made under s360H(1)(a)(i) precluding public notification (if any)	No

Public notification is not precluded under step 2.

Step 3 - Public notification is required in certain circumstances

Step 3 sets out criteria where public notification must be undertaken in certain circumstances.

If public notification is not precluded under step 2, public notification may be required in certain circumstances.

Is any activity in the application subject to a rule in a Plan or National Environmental Standard that requires public notification?	No
Does the activity have, or is likely to have, adverse environmental effects that are more than minor in accordance with s95D?	No (see assessment below)

Does the activity have, or is likely to have, adverse environmental effects that are more than minor in accordance with s95D?

Public notification is required under step 3 if the activity will have or is likely to have adverse effects on the environment that are more than minor.

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In considering if the adverse effects on the environment are more than minor, the effects on persons who own or occupy the land in, on, or over which the activity will occur; or any land adjacent to that land must be disregarded. I have therefore disregarded the effects on the persons who own or occupy adjacent properties at in making an assessment under s95D:

The adverse effects on the environment are considered to be less than minor for the following reasons:

- The proposed overhead line will be far removed from any residential properties and public viewpoints. While the location of the overhead line is within public land (an access track) it will be located within a gully whereby a natural vegetated backdrop will be preserved above the height of the overhead line. As such the line will not be visually obtrusive to park users.
- The proposed earthworks are considered to be very small in scale (4m3) whereby visual effects will be temporary.
- The works will be undertaken over a limited duration and the track will remain open to recreational users.
- Due to the nature and scale of the work, there will be no adverse amenity effects post construction. Any potential adverse amenity effects during construction (such as noise) will be of low impact due to the scale and remote nature of the works, and their short duration. No lighting or odour is associated with the work and earthworks are minimal with no adverse dust impact anticipated.
- There are no heritage or cultural sites of significance identified in the District Plan or on the NZAA ArchSite in proximity to the proposed works.

Public notification is not required under step 3.

Step 4 – Public notification is required in special circumstances

If public notification is not required under step 3 it may still be warranted where there are special circumstances.

Do special circumstances exist that warrant public notification?	No

Special circumstances have been defined as circumstances that are unusual or exceptional, but may be less than extraordinary or unique. The proposal relates to works required for corrections to the location of telecommunication lines within public land. However the District Plan is considered to provide clear policy direction and assessment matters relevant to the proposal, and it is considered that public notification will not reveal any new information relevant to determination.

On this basis, it is not considered necessary to publically notify the application due to special circumstances.

Conclusion

Public notification is not required.

5.2 - LIMITED NOTIFICATION STEPS - SECTION 95B

As determined in section 5.1, public notification is not required. Pursuant to section 95B of the Resource Management Act, a 4 step process must therefore be followed to determine if limited notification is required.

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Step 1 – Certain affected groups/persons must be notified

Limited notification is mandatory for certain groups/persons.

Are there affected customary rights groups?	No
Are there affected customary marine title groups (for accommodated activities)?	No
Is the proposal on or adjacent to, or may affect, land that is subject to a statutory acknowledgement and whether the person to whom the statutory acknowledgement is made affected under section 95E?	No

Limited notification is not required under step 1.

Step 2 – Limited notification is precluded in certain circumstances

Limited notification to any other persons not referenced in step 1 is precluded in certain circumstances (unless special circumstances apply under step 4).

Are all activities in the application subject to a rule in a Plan or National Environmental Standard precluding limited notification?	No
Is the application for either or both of the following, but no other activities: ▪ A controlled activity (other than a subdivision) under the District Plan ▪ An activity prescribed by regulations made under s360H(1)(a)(ii) precluding limited notification (if any)	No

Limited notification is not precluded under step 2.

Step 3 – Certain other persons must be notified

If limited notification is not precluded under step 2, limited notification is required for any persons found affected under s95E.

Are any of the following persons 'affected' under s95E? ▪ For 'boundary activities' an owner of an allotment with an 'infringed boundary' ▪ In the case of any activity prescribed under s360H(1)(b), a prescribed person in respect of the proposed activity.	No (see below assessment)
For all other activities, are there any affected persons in accordance with s95E?	No (see below assessment)

In accordance with s95E are there any affected persons?

Section 95E(3)(a) stipulates that those individuals who give written approval to a proposal cannot be considered to be an affected person/s. The following parties have given written approval:

- Greater Wellington Regional Council, occupiers of Belmont Regional Park.
- Marie Long (on behalf of the Department of Conservation), Owners – as per land described in section 2 of this report above.

In accordance with section 95E, I have considered whether the proposal could adversely affect any other persons. I consider there to be no affected persons as the potential environmental effects will be less than minor for the following reasons:

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- The applicant has noted that owners of adjacent sites have requested that sections of line within their respective properties be removed, irrespective the majority of works described by the applicant (underground lines) do not require resource consent and are considered to be permitted by the National Environmental Standards for Telecommunication Facilities.
- The proposed overhead line will be far removed from any residential properties and public viewpoints. While the location of the overhead line is within public land (an access track) it will be located within a gully whereby a natural vegetated backdrop will be preserved above the height of the overhead line. As such the line will not be visually obtrusive to park users or adjacent sites.
- The proposed earthworks are considered to be very small in scale (4m3) whereby visual effects will be negligible and temporary in duration.
- Any potential adverse amenity effects during construction (such as noise) will be of low impact due to the scale and remote nature of the works, and their short duration. No lighting or odour is associated with the work and earthworks are minimal with no adverse dust impact anticipated.
- There are no heritage or cultural sites of significance identified in the District Plan or on the NZAA ArchSite in proximity to the proposed works. The areas of work are close to the land consented for the cable in 2013 with no archaeological or heritage sites or features recorded in the locality.

Limited notification is not required under step 3.

Step 4 – Limited notification is required under special circumstances
If limited notification is not required under step 3, limited notification may still be warranted where there are special circumstances.

Do special circumstances exist that warrant notification of any persons to whom limited notification would otherwise be precluded?	No

For the reasons outlined under step 4 in section 5.1 above I do not consider there to be any special circumstances that warrant limited notification of this proposal.

Conclusion
Limited notification is not required.

5.3 - NOTIFICATION DECISION

In accordance with the notification steps identified in section 5.1 and 5.2 the application shall proceed on a non-notified basis

6. DETERMINING THE APPLICATION

Section 104 requires, when considering a resource consent application, that Council must, subject to Part 2, have regard to any actual or potential effects on the environment; any measure agreed or proposed by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any negative effects; any relevant provisions of a National Environmental Standard; other regulations; a National Policy Statement; a New Zealand Coastal Policy Statement; a Regional Policy Statement or proposed Regional Policy Statement; a plan or proposed plan; and any other matter the consent authority considers relevant and reasonably necessary to determine the application.

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6.1 - ASSESSMENT OF ACTUAL OR POTENTIAL EFFECTS ON THE ENVIRONMENT UNDER S104(1)(A)

While the proposal is a discretionary activity I have taken guidance from rule 13.3.5 'Assessment Criteria for Discretionary Activities', which states the Council shall have particular regard to the relevant matters outlined in section 13.3.4 – Matters of Discretion for Restricted Discretionary Activities, and these criteria have been used as a guide in the assessment of effects below.

Visual effects

The works will involve the erection of two 6.5m high wooden poles with a 35m length of fibre cable between them. Some vegetation will need to be removed to accommodate the proposed line however this will be limited to minor trimming to clear vegetation that may come into contact with the cable itself.

The proposed overhead line will be far removed from any residential properties and public viewpoints. While the location of the overhead line is within public land (an access track) it will be located within a gully whereby a natural vegetated backdrop will be preserved above the height of the overhead line. As such the line will not be visually obtrusive to park users.

The proposed earthworks are considered to be very small in scale (4m3) whereby visual effects will be acceptable.

Effects on recreation and land use

As noted above, while the site is located within public land it is largely removed from commonly used tracks and the works will not be visually obtrusive. Irrespective, the works will be undertaken over a limited duration (approximately 1 week) and the track will remain open to recreational users. As the lines have been requested to be removed by the private owners of land it is currently located within there will be limited and temporary effects upon them relative to the use of their respective land. On this basis I consider any adverse effects to be temporary in nature and acceptable.

Natural hazard effects

The proposed earthworks are small in scale and not considered to give rise of any natural hazard effects given their scale.

Amenity effects

Due to the nature and scale of the work, there will be no adverse amenity effects post construction. Any potential adverse amenity effects during construction (such as noise) will be of low impact due to the scale and remote nature of the works, and their short duration. No lighting or odour is associated with the work and earthworks are minimal with no adverse dust impact anticipated.

Cultural and Heritage effects

There are no heritage or cultural sites of significance identified in the District Plan or on the NZAA ArchSite in proximity to the proposed works. The areas of work are close to the land

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consented for the cable in 2013 with no archaeological or heritage sites or features recorded in the locality.

The applicant has proffered that condition be imposed relating to an accidental discovery protocol as was imposed under the original consent in 2013 (RM130004). The applicant notes that prior to the lodgement of the 2013 application, contact was made with Heritage New Zealand and local iwi (Port Nicholson Block Settlement Trust and Ngati Toa Rangitira). These parties approved an Accidental Discovery Protocol, which was subsequently imposed as condition 5 of RM130004.

Positive effects

I concur with the applicants statement regarding positive effects and adopt it accordingly, the applicant states:

The National Grid is nationally significant infrastructure, as recognised in the National Policy Statement on Electricity Transmission (NPSET). The existing underground cable was installed in 2013/2014 to increase the capacity and resilience of the telecommunication network required to operate the National Grid. The replacement of small sections of underground cable into an area with telecommunication easement rights is a positive benefit, ensuring the continued protection and operation of the telecommunication network supporting nationally significant infrastructure and ensuring security of supply.

Conclusion

I consider the actual or potential effects on the environment to be acceptable for the reasons outlined above.

6.2 - ASSESSMENT OF THE RELEVANT PROVISIONS OF THE DISTRICT PLAN UNDER S104(1)(B)

Objectives and policies of the District Plan

I concur with the identification and associated assessment of objectives and policies provided by the applicant (presented on page 16-17 of the AEE) and adopt it accordingly.

6.3 - ASSESSMENT OF THE RELEVANT PROVISIONS OF OTHER STATUTORY PLANNING DOCUMENTS UNDER S104(1)(B)

I concur with the identification and associated assessment of National Policy Statements and National Environmental Standard provided by the applicant (presented on page 15 of the AEE) and adopt it accordingly.

I consider that there are no other relevant provisions of national environmental standard, other regulations, national policy statement, New Zealand Coastal Policy Statement or regional policy statement or proposed regional policy statement that regard must be had.

6.4 – PURSUANT TO S104(1)(C) ARE THERE ANY OTHER MATTERS RELEVANT AND REASONABLY NECESSARY TO DETERMINE THE APPLICATION?

I consider there are no other matters relevant and reasonably necessary to determine the application.

6.5 - PART 2 OF THE RESOURCE MANAGEMENT ACT

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I consider the proposal meets Part 2 matters of the Resource Management Act 1991.

6.6 - SUBSTANTIVE DECISION

In accordance with s104B I have considered the application for a discretionary activity and have decided to grant the application subject to conditions under s108.

7. CONDITIONS OF RESOURCE CONSENT

In accordance with s108 of the Resource Management Act, resource consent has been granted subject to the following conditions:

1. That the proposal is carried out substantially in accordance with the information and approved plans (drawing nos 900-904, job no. R3351, prepared by CKL Ltd, dated 02/06/17; and Appendices of the AEE) submitted with the application and held on file at Council.
   Note: This condition addresses an essential administrative matter.

2. That the consent holder advises Council (enforcement@huttcity.govt.nz or 04 560 1044) at least two working days before any work starts on site; and that the consent holder also supplies the name, phone number and address of the main contractor and, if applicable, the same details for the earthworks company.

   Important notes:
   - When given notice of a start date, a compliance officer will suggest an on-site meeting to run through a checklist of things to make sure the project runs as smoothly as possible. This service is included in the resource consent application fee. Using it could avoid difficulties later on. Please note that additional monitoring visits will be charged at $160 per hour.
   - Notification of work commencing is separate to arranging building inspections.

   Note: This condition addresses an essential administrative matter

3. That should any archaeological matter (such as artefacts, taonga and koiwi tangata) be discovered during the course of the works, the consent holder shall implement the accidental discovery protocol submitted with the application (RM130004) and held on file at the council. All work in the area must stop immediately and may not resume until iwi representatives, Heritage New Zealand representatives and council staff have carried out a site inspection and the council gives its approval.
   Note: The consent holder is advised that under the Heritage New Zealand Pouhere Taonga Act (2014) an archaeological site is defined as a place associated with pre-1900 human activity where there may be evidence relative to the history of New Zealand. For pre-contact Maori sites this evidence may be in the form of bones, shells, charcoal, stones etc. In later sites of European origin artefacts such as bottle glass, crockery etc. may be found, or evidence of old fountains, wells, drains or similar structure. Burials/koiwi tangata may be found from any historic period.

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4. That the consent holder undertakes all earthworks (including for trenching purposes) in such a way that no sediment leaves the site or enters streams or the stormwater system; and that, as far as is practical, the consent holder installs sediment control measures and has them approved by the council before any earthworks start unless otherwise approved by a Hutt City Council Monitoring and Enforcement officer (Phone (04) 560 1044 to arrange an inspection and approval). Such measures must be installed and maintained in compliance with Greater Wellington regional council's erosion and sediment control guidelines (issued in September 2002 and updated in 2006).

   Note: this condition is imposed to avoid adverse effects associated with earthworks and associated sediment

Processing Planner:

Stephen Dennis
Principal Resource Consents Planner

Application lodged: 19 December 2019
Application approved: 11 February 2020
No of working days taken to process the application: 20

8. NOTES:

- In accordance with section 357 of the Resource Management Act 1991, the consent holder is able to object to the conditions of the consent. The consent holder must submit reasons in writing to Council within 15 working days of the date of this decision.

- The consent lapses, in accordance with section 125 of the Resource Management Act 1991, if the proposal is not given effect to within five years, that is, by 11 February 2025.

- The consent applies to the application as approved by Council. The consent holder should notify Council if there are changes to any part of the plans. Council may require that the consent holder submits a new resource consent application.

- The proposal has been assessed against the requirements of the city's District Plan. Bylaws may apply to the proposal that may require separate approval from Council before starting any site works. See huttcity.govt.nz for a full list of bylaws.

- The proposal has not been checked for compliance with the Building Act 2004. No associated building work should start without first getting a building consent.

- The consent is not a licence to create adverse effects such as unwarranted dust, noise or disruption. It does not change the legal duty to avoid, remedy or minimise such effects. Council may enforce the provisions of the Resource Management Act 1991 if the consent holder fails to meet this obligation.

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- Failure to comply with an abatement notice may result in Council imposing an infringement fine or initiating prosecution.

- Advice note from Heritage New Zealand: The property has, or is likely to have been occupied prior to 1900. Any disturbance of land or damage or destruction of any building or structure associated with human activity prior to 1900, may require an archaeological authority from Heritage New Zealand under the Heritage New Zealand Pouhere Taonga Act 2014. Please contact Heritage New Zealand for further information.

- Before commencement of any work within the legal road corridor, including the laying of services, application is to be made for a Corridor Access Request (CAR). A CAR request can be made through contacting BeforeUdig either on their website: beforeudig.co.nz or 0800 248 344. Work must not proceed within the road reserve until the CAR has been approved, including the approved traffic management plan if required.

- Constructing, modifying or repairing a vehicle crossing requires separate Council approval, in addition to the approved resource consent. The vehicle crossing is to be constructed in accordance with Council's standards and codes. For more information contact the Transport Division via (04) 570 6881 or click the following link: http://iportal.huttcity.govt.nz/Record/ReadOnly?Tab=3&Uri=3702089

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APPENDIX C – Plans of the Works

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PLANS - Approved RM190411 plans
DATE: 11.02.20

RESOURCE CONSENT
GRANTED
11/02/2020
HUTT CITY COUNCIL

RELEASED UNDER THE LOCAL GOVERNMENT OFFICIAL INFORMATION AND MEETINGS ACT 1987

FOR INFORMATION

W:\R3\R33\R3351\survey\Survey Data\CAD\R3351 900 02 - BOUNDARY OVERLAPS WITH EASEMENTS.dwg

CKL
Planning | Surveying | Engineering | Environmental

Auckland Office:
A: 25 Broadway, Newmarket
P: 09 524 7029
Hamilton Office
A: 58 Church Road, Hamilton
P: 07 849 9921
Te Awamutu Office
A: 103 Market Street, Te Awamutu
P: 07 871 6144

Belmont Easement Surveys
Transpower

OVERVIEW

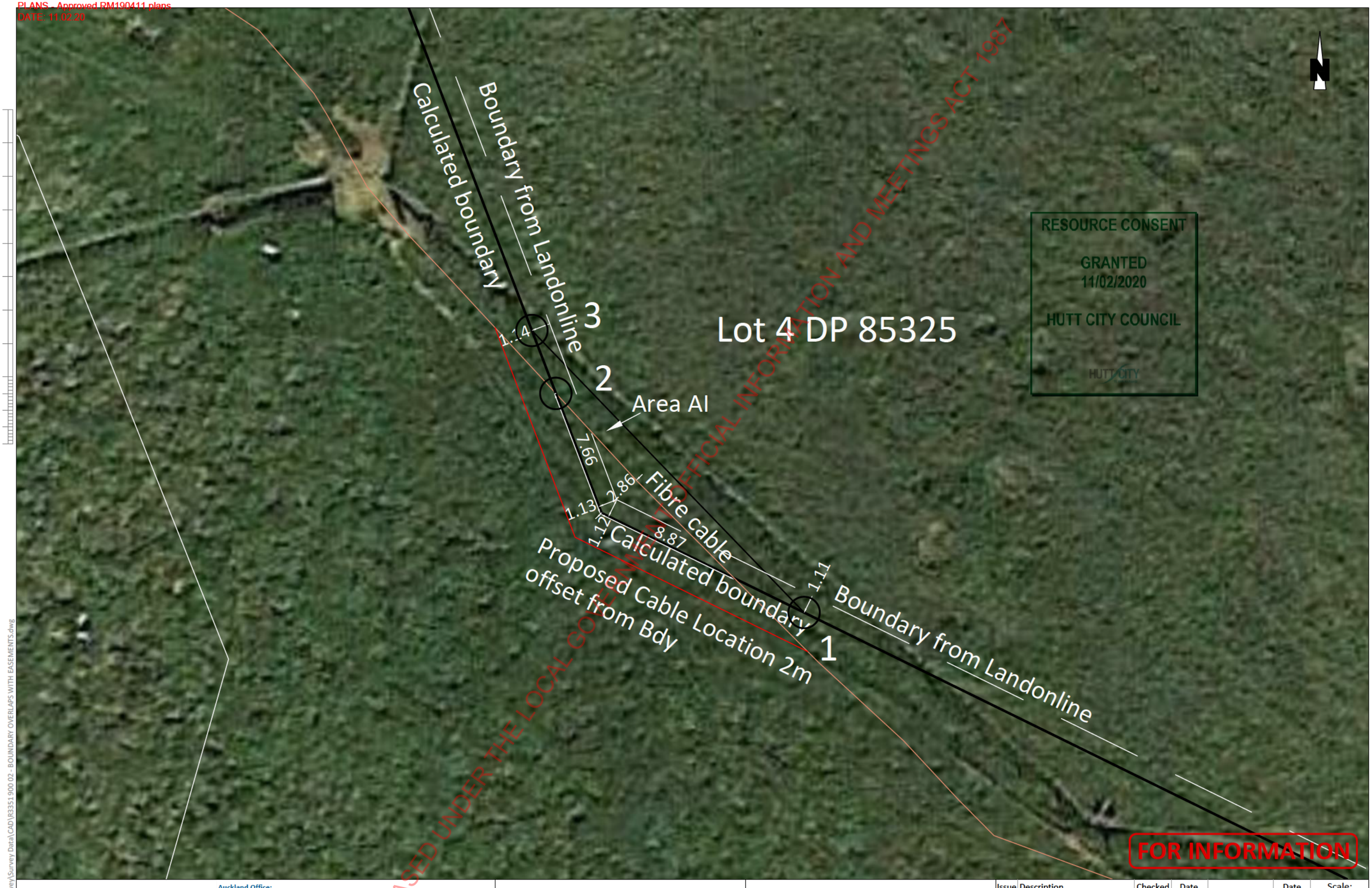
Issue	Description	Checked	Date
01	ADDED OVERVIEW SHEET	SJR	02.06.17

		Date
Designed:		
Drawn:	SJR	24.05.17
Checked:		

Scale: NTS (A3 Original)

Job No: R3351 | Dwg No: 900 | Rev: 02

PLANS - Approved RM190411 plans
DATE: 11.02.20



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Hamilton Office
A: 58 Church Road, Hamilton
P: 07 849 9921
Te Awamutu Office
A: 103 Market Street, Te Awamutu
P: 07 871 6144

Belmont Easement Surveys
Transpower

AREA AI OVER LOT 4 DP 85325

Issue	Description	Checked	Date
01	OVERVIEW SHEET ADDED	SJR	02.06.17

		Date
Designed:		
Drawn:	SJR	24.05.17
Checked:		

Scale: 1:200 (A3 Original)

Job No: R3351 | Dwg No: 901 | Rev: 02

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PLANS - Approved RM190411 plans
DATE: 11.02.20

RESOURCE CONSENT
GRANTED
11/02/2020
HUTT CITY COUNCIL

Part Section 436
HUTT DIST

Part Section 437
HUTT DIST

Area BI

Area AN

Fibre Cable

Boundary from Landonline

Boundary from Landonline

Boundary from Landonline

Calculated

Calculated boundary

36.9m

8.4m

Proposed Cable Location best fit

Proposed Cable Location 5m
offset from Bdy

4

5

6

FOR INFORMATION

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W:\R3\R3351\survey\Survey Data\CAD\R3351900 02 - BOUNDARY OVERLAPS WITH EASEMENTS.dwg

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Te Awamutu Office
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AREA BI OVER PART SECTION 436 HUTT DIST

Issue	Description	Checked	Date
01	OVERVIEW SHEET ADDED	SJR	02.06.17

		Date
Designed:		
Drawn:	SJR	24.05.17
Checked:		

Scale: 1:500 (A3 Original)

Job No: R3351 | Dwg No: 902 | Rev: 02

PLANS - Approved RM190411 plans
DATE: 11.02.20

RESOURCE CONSENT
GRANTED
11/02/2020
HUTT CITY COUNCIL

Part Section 436
HUTT DIST

Part Section 437
HUTT DIST

12.2

Calculated boundary

Area BF

Fibre Cable

8

Area BF

5.54

Boundary from Landonline

Fibre Cable

Area BG

35.73

Proposed Cable Location 5m
offset from Bdy

12.1

7

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FOR INFORMATION

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AREA BG OVER PART SECTION 436 HUTT DIST

Issue	Description	Checked	Date
01	OVERVIEW SHEET ADDED	SJR	02.06.17

		Date
Designed:		
Drawn:	SJR	24.05.17
Checked:		

Scale: 1:500 (A3 Original)

Job No: R3351 | Dwg No: 903 | Rev: 02

PLANS - Approved RM190411 plans
DATE: 11.02.20

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Te Awamutu Office
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P: 07 871 6144

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Transpower

AREA BE OVER PART SECTION 436 HUTT DIST

Issue	Description	Checked	Date
01	OVERVIEW SHEET ADDED	SJR	02.06.17

		Date
Designed:		
Drawn:	SJR	24.05.17
Checked:		

Scale: 1:500 (A3 Original)

Job No: R3351 | Dwg No: 904 | Rev: 01

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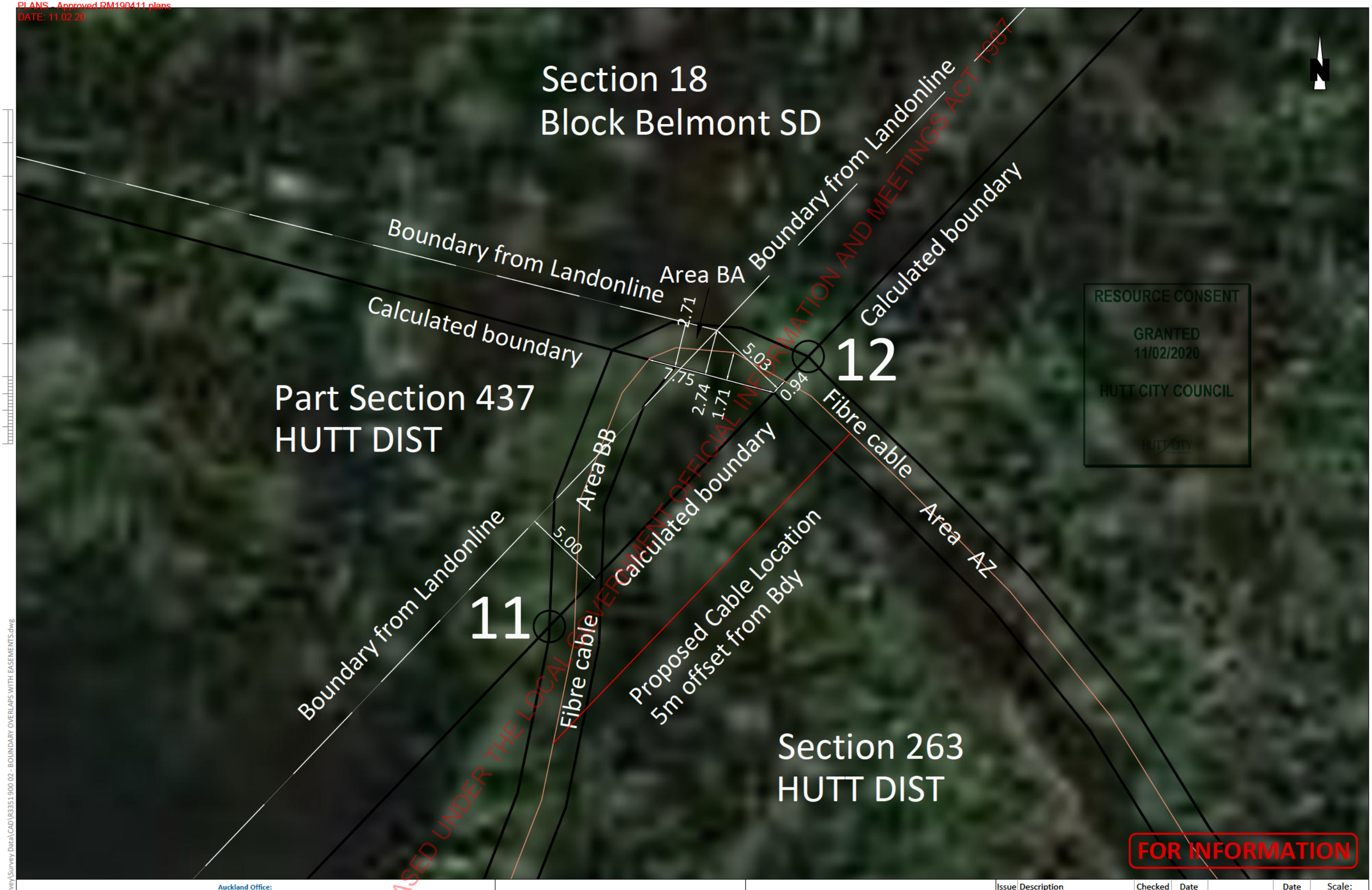
PLANS - Approved RM190411 plans
DATE: 11.02.20



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A: 58 Church Road, Hamilton
P: 07 849 9921
Te Awamutu Office
A: 103 Market Street, Te Awamutu
P: 07 871 6144

Belmont Easement Surveys
Transpower

AREA BA OVER SECTION 18
BLOCK BELMONT SD

Issue	Description	Checked	Date
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		Date
Designed:		
Drawn:	SJR	24.05.17
Checked:		

Scale: 1:200 (A3 Original)

Job No: R3351 | Dwg No: 904 | Rev: 02

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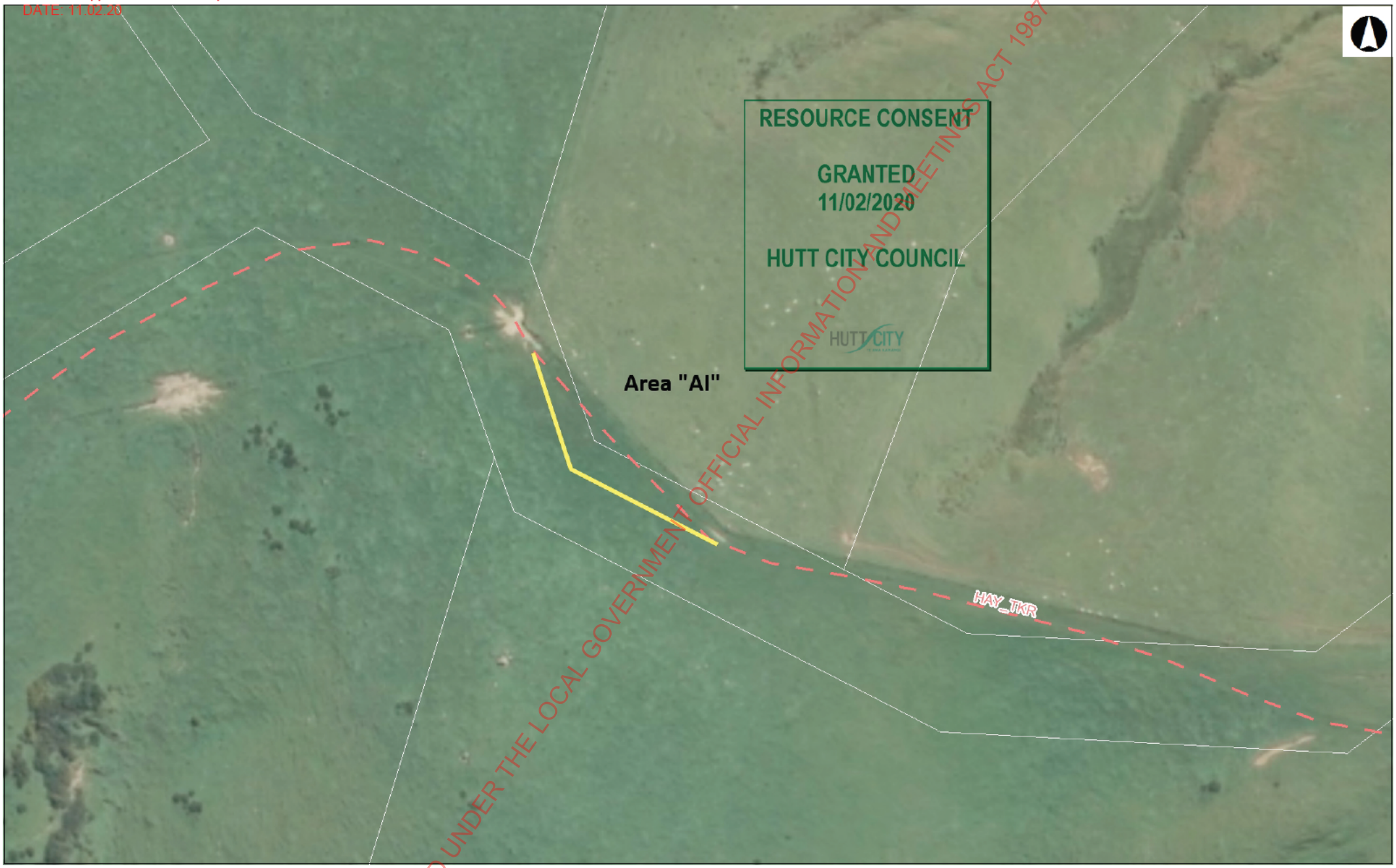
PLANS - Approved RM190411 plans
DATE: 11.02.20



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TRANSPOWER

21-Feb-2019

Scale: 1,000

Belmont Regional Park realignment of Area AI from Willowbank property.

25 0 25 Meters

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Plan Size: A4L

DECISION: Resource Consent Officers Report RM210270
DATE: 17.08.21

Hutt City Council
30 Laings Road
Private Bag 31912
Lower Hutt 5040
New Zealand
www.huttcity.govt.nz
T 04 570 6666
F 04 569 4290

RM number: RM210270
Date: 17 August 2021
Applicant: Greater Wellington Regional Council
Address: Greater Wellington Regional Council
1056 Ferguson Drive
Upper Hutt
Attention: Shannon Blandthorn

James Dobson
Environmental Consents
T 04 570 6962
James.Dobson@huttcity.govt.nz
Our reference:RM210270

APPROVAL OF RESOURCE CONSENT FOR EARTHWORKS IN ASSOCIATION WITH THE ESTABLISHMENT OF REPLACEMENT STEPS ON ROAD RESERVE BY 467 MURITAI ROAD, EASTBOURNE

Council granted consent for the following reasons:

- Onsite works will be appropriately managed such that adverse effects on amenity values and natural topography will be less than minor and therefore acceptable.
- Earthworks and the installation of the new steps will be designed such that any effects on natural hazard risk will be acceptable
- Conditions imposed on the consent under section 108 of the Resource Management Act 1991 will control, mitigate and remedy any environment effects caused by the subdivision.
- The proposal is consistent with the policies and objectives of the city's District Plan.
- Council has given due regard to the New Zealand Coastal Policy Statement, any national, regional or proposed regional policy statement and any other regulations in reaching its decision. Council considers there are no other relevant matters that need to be dealt with.
- The proposal is consistent with the purposes and principles of Part II of the Resource Management Act 1991.

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1. PROPOSAL

The applicant is seeking resource consent to undertake earthworks to replace a set of steps at the entrance to the Muritai Park/ Butterfly Creek track via Mackenzie Road, Eastbourne.

A section of earth measuring 2m by 2m will be cut off a steep bank that will alter the existing ground level above 1.2m. It is estimated that the alteration to the ground level will be at a height between 1.6-1.8 metres. A set of engineer plans appended to the application illustrate this cut height (Figure 1).

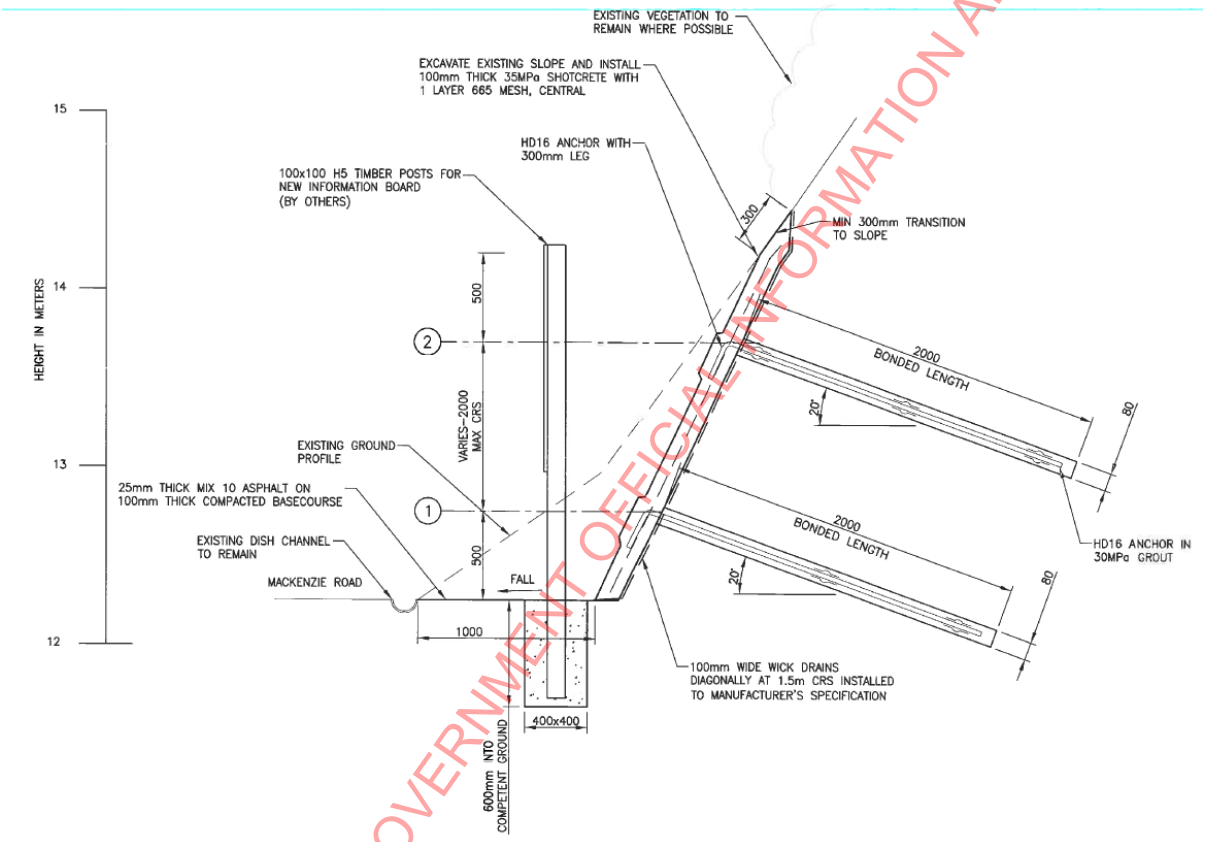

Figure 1 – Cross section of proposed cut

It is also proposed to remove vegetation to complete the replacement works. While most of this will comprise grass and weeds, the applicant has indicated that a Mahoe/Whiteywood (diameter at an estimate at the thickest part of the trunk would be between 100mm-150mm) will also most likely need removing. A Karaka tree is also to be trimmed to make way for these works.

2. SITE DESCRIPTION

The application site is located within Council road reserve (Mackenzie Road) adjacent to 467 Muritai Road, Eastbourne. The road is used to access a number of residential properties and comes to an end approximately 160m from the site of works in to the eastern hills.

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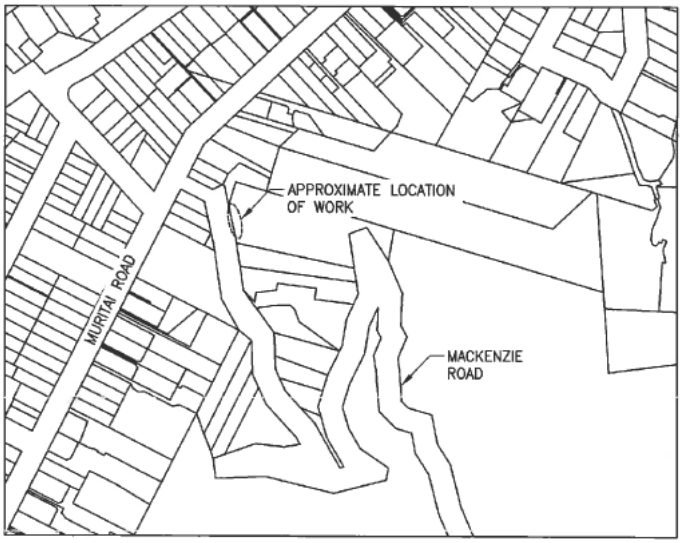

Figure 2 - Location of works

The road is identified as an access road in the District Plan, is single lane and gradually inclines towards the south. The site of works currently contains a set of stairs which serve as an entrance to the Muritai Park/ Butterfly Creek tracks as part of the East Harbour Regional Park owned by Greater Wellington Regional Council. Dense bush vegetation lines Mackenzie Road and covers a portion of the site of works (Figure 3). Significant Natural Resource Area (SNR) 36 (Mt Hawtrey Bush) is located south of the site of works and overlays 467 Muritai Road. The surrounding area primarily comprises residential properties to the south and reserve space to the east. Muritai Road (Primary Collector) is located approximately 70m from the application site where it intersects with Mackenzie Road.

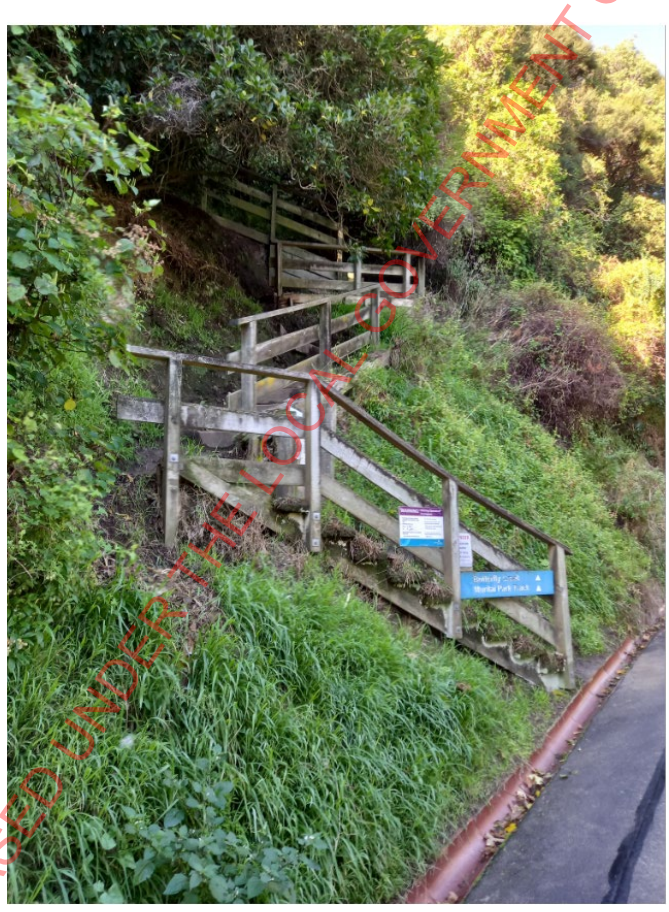

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Figure 3 – Site of works

The site (with respect to 467 Muritai Road) has a split zoning, primarily containing General Recreation activity area (Regional Park overlay) and a smaller area of Hill Residential zoning immediately adjacent to 1 Mackenzie Road. There are no other specific notations or restrictions to which this application relates.

3. RELEVANT PLANNING RULES AND REGULATIONS

District Plan

The District Plan is the appropriate planning instrument with which to assess the proposal. It is noted that the site to which the earthworks relates contains two different zonings – Hill Residential and General Recreation. When assessing the relevant planning rules for sites with split zonings, the zoning with the more onerous rules shall apply to the proposed activity. Accordingly, as there are no permitted activity standards for earthworks within the Hill Residential activity area (as opposed to the General Recreation activity area), the proposal will fall within this zoning. Rules relating to the Hill Residential activity area are contained in chapters 4D – Hill Residential and 14 – General Rules.

The proposal requires resource consent for the following District Plan non-compliances:

Rule 14I 2.2 (b) Earthworks – The proposed replacement works will require cuts in to the existing slope. As all earthworks are a restricted discretionary activity under this rule, resource consent is required.

It is also worth noting that the proposed replacement works will likely require the removal of a Mahoe (Whitey Wood) which is an indigenous tree and specifically native to Lower and Upper Hutt and Wainuiomata (GWRC Native Plant Guide, 2010). However this is a permitted activity under rule 4D 2.1 (j)(iv) as the purpose of its removal is to maintain an existing track. Associated effects of the tree's removal will therefore not be considered in this decision report.

I therefore consider the proposal to be a restricted discretionary activity.

Restricted discretionary assessment matters:

i. *Amenity Values*
ii. *Existing Natural Features and Topography*
iii. *Historical or Cultural Significance*
iv. *Natural Hazards*

National Environmental Standards

The proposal does not require assessment under any National Environmental Standards.

4. PERMITTED BASELINE

The permitted baseline allows for disregarding effects that are the same as effects generated by an activity that is permitted by the District Plan (and other relevant considerations).

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There is no permitted baseline for earthworks within the Hill Residential activity area as any such activity requires resource consent.

5. NOTIFICATION ASSESSMENT

Council must assess any resource consent application under section 95 of the Resource Management Act 1991 to determine whether a resource consent application should be notified. The Resource Management Act 1991 details a four step process that must be followed, and triggers or precludes notification of applications in certain circumstances. The sections below follow the four step process for public notification (under section 95A) and limited notification (under section 95E).

5.1 - PUBLIC NOTIFICATION STEPS – SECTION 95A

Pursuant to section 95A of the Resource Management Act, this section follows the 4 step process to determine if public notification is required.

Step 1 - Public notification is mandatory in certain circumstances

Public notification is mandatory in certain circumstances.

Has the applicant requested public notification?	No
Is public notification required under s95C?	No
Is the application made jointly with an application to exchange recreation reserve land under s15AA of the Reserves Act?	No

Public notification is not mandatory under step 1.

.

Step 2 - Public notification is precluded in certain circumstances

If public notification is not required under step 1 it may be precluded in certain circumstances (unless special circumstances apply under step 4).

Are all activities in the application subject to a rule in a Plan or National Environmental Standard precluding public notification?	No
Is the application for one or more of the following (but no other) activities? ▪ A controlled activity ▪ A boundary activity with a restricted discretionary, discretionary or non-complying activity status	No

Public notification is not precluded under step 2.

Step 3 - Public notification is required in certain circumstances

Step 3 sets out criteria where public notification must be undertaken in certain circumstances.

If public notification is not precluded under step 2, public notification may be required in certain circumstances.

Is any activity in the application subject to a rule in a Plan or National Environmental Standard that requires public notification?	No

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Does the activity have, or is likely to have, adverse environmental effects that are more than minor in accordance with s95D?	No (see assessment below)

Does the activity have, or is likely to have, adverse environmental effects that are more than minor in accordance with s95D?

Public notification is required under step 3 if the activity will have or is likely to have adverse effects on the environment that are more than minor.

In considering if the adverse effects on the environment are more than minor, the effects on persons who own or occupy the land in, on, or over which the activity will occur; or any land adjacent to that land must be disregarded. I have therefore disregarded the effects on the persons who own or occupy properties at 1 & 1A Mackenzie Road and 147, 149, 1/151, 2/151 & 153 Muritai Road in making an assessment under s95D:

The potential adverse effects are:

- Visual amenity effects
- Existing Natural Features and Topography
- Historical or cultural significance
- Natural hazards

The adverse effects on the environment are considered to be less than minor for the following reasons:

Visual amenity effects

The proposed earthworks will take place on a short section of the existing walking track which transitions from wooden stairs to a formed track approaching the Eastern Harbour Regional Park boundary. The proposed earthworks and associated replacement steps are not considered to appear inconsistent with the recreation characteristics of the East Harbour Regional Park and will be of a comparable scale to the existing stairs to be replaced.

Furthermore, the proposed earthworks will not result in any unnecessary scarring or be visually prominent when viewed from the wider or local environment; this is primarily due to the limited viewpoints off site, noting that there are only glimpsed views of the works along Mackenzie Road, which is considered to experience low volumes of traffic. The applicant has indicated that vegetation clearance will be kept to a minimum. This will ensure that the visual impacts of exposed earth are softened. The applicant has also indicated that the proposed works will be of a short duration, lasting approximately 3-4 weeks.

Furthermore, the applicant has agreed to a condition requiring (where possible) that disturbed areas be re-grassed or hydro-seeded to ensure there are limited exposed areas of earth.

For the above reasons, there will be less than minor visual amenity effects on the public domain.

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Existing Natural Features and Topography

The proposed stairs replacement involves the removal of vegetation and altering the existing topography.

The site of works is steeply sloping whereby the track will require deeper cuts in particular areas. In order to minimise the impact of the landscape values, the applicant proposes to, where possible, retain all large canopy trees and to re-grass any exposed areas as outlined above.

Historical or cultural significance

The site is not identified as having any particular historical or cultural significance. As such, I consider that any potential adverse effects relating to the cultural and historical significance of the site to be negligible and less than minor.

Natural hazards

The proposed earthworks and installation of replacement stairs have been designed by a suitably qualified structural engineer. A design statement prepared by A Build Consulting Engineers Ltd was provided with the detailed design of the stairs and is appended to the application. Included in the statement are erosion and drainage control measures which have been incorporated in to the design of the stairs. The report states:

100mm wick drains or a similarly approved low profile drainage blanket shall be placed at a minimum spacing of 1.5m diagonally over the face of the retained batter to intercept any groundwater seepages prior to the placement of reinforcing and shotcrete.

The measures proffered by A Build Consulting Engineers are considered appropriate for ensuring the stability of the slope following the completion of works. Accordingly, there will be less than minor natural hazard effects.

Public notification is not required under step 3.

Step 4 – Public notification is required in special circumstances

If public notification is not required under step 3 it may still be warranted where there are special circumstances.

Do special circumstances exist that warrant public notification?	No

Special circumstances have been defined as circumstances that are unusual or exceptional, but may be less than extraordinary or unique. The proposal relates to earthworks in association with the replacement of wooden stairs as part of a walking track. Rules relating to the Hill Residential activity area have been applied to the proposal. The District Plan is considered to provide clear policy direction and assessment matters relevant to the proposal, and it is considered that public notification will not reveal any new information relevant to determination.

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On this basis, it is not considered necessary to publically notify the application due to special circumstances.

Conclusion
Public notification is not required.

5.2 - LIMITED NOTIFICATION STEPS - SECTION 95B

As determined in section 5.1, public notification is not required. Pursuant to section 95B of the Resource Management Act, a 4 step process must therefore be followed to determine if limited notification is required.

Step 1 – Certain affected groups/persons must be notified
Limited notification is mandatory for certain groups/persons.

Are there affected customary rights groups?	No
Are there affected customary marine title groups (for accommodated activities)?	No
Is the proposal on or adjacent to, or may affect, land that is subject to a statutory acknowledgement and whether the person to whom the statutory acknowledgement is made affected under section 95E?	No

Limited notification is not required under step 1.

Step 2 – Limited notification is precluded in certain circumstances
Limited notification to any other persons not referenced in step 1 is precluded in certain circumstances (unless special circumstances apply under step 4).

Are all activities in the application subject to a rule in a Plan or National Environmental Standard precluding limited notification?	No
Is the application for the following, but no other activity: ▪ A controlled activity (other than a subdivision) under the District Plan	No

Limited notification is not precluded under step 2.

Step 3 – Certain other persons must be notified
Step 3 sets out criteria where limited notification must be undertaken in certain circumstances.

If limited notification is not precluded under step 2, limited notification is required for any persons found affected under s95E.

Are any of the following persons 'affected' under s95E? ▪ For 'boundary activities' an owner of an allotment with an 'infringed boundary'	No (see below assessment)
For all other activities, are there any affected persons in accordance with s95E?	No (see below assessment)

In accordance with s95E are there any affected persons?

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Section 95E(3)(a) stipulates that those individuals who give written approval to a proposal cannot be considered to be an affected person/s. No persons have given written approval.

In accordance with section 95E, I have considered whether the proposal could adversely affect any other persons. I consider there to be no affected persons as the potential environmental effects will be less than minor for the following reasons:

- The nearest residential dwellings are located at 147, 149, 1/151 and 2/151 Muritai Road and 1 MacKenzie Road to the west which back on to Mackenzie Road. As detailed above, the proposed earthworks will not result in any unnecessary scarring or be visually prominent when viewed from these residential properties; this is primarily due to the re-grassing or re-planting of exposed batters (where possible) and temporary nature of any adverse amenity effects.

  Furthermore, the proposed earthworks and associated replacement steps will not appear inconsistent with the recreation characteristics of the East Harbour Regional Park and will be of a comparable scale to the existing stairs to be replaced.

- Again, while tracks require deeper cuts in particular areas, the proposed works will not result in any permanent exposed earth with all disturbed soil being hydro-seeded or re-planted on completion. The changes to topography will only be apparent in the immediate area of the proposed tracks and will not result in any wider discernible changes beyond the small section of MacKenzie Road. The anticipated natural character and topography effects will therefore be less than minor.

- No significant historic or cultural effects are anticipated by the proposed works; the proposed works area is not identified within the District Plan as an area of historic or cultural significance. The anticipated historic and cultural effects will be less than minor.

- No adverse stability or natural hazard effects are anticipated on any other property. The application includes engineer designed plans for the proposed cuts and stairwell, accompanied with a statement from a suitably qualified structural engineer. Accordingly, the proposal is considered to include appropriate measures to ensure the stability of the slope is maintained following the completion of works. There will be less than minor natural hazard effects.

Limited notification is not required under step 3.

Step 4 – Limited notification is required under special circumstances

If limited notification is not required under step 3, limited notification may still be warranted where there are special circumstances.

Do special circumstances exist that warrant notification of any persons to whom limited notification would otherwise be precluded?	No

For the reasons outlined under step 4 in section 5.2 above I do not consider there to be any special circumstances that warrant limited notification of this proposal.

Conclusion

Limited notification is not required.

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5.3 - NOTIFICATION DECISION

In accordance with the notification steps identified in section 5.2, the application shall proceed on a non-notified basis.

6. DETERMINING THE APPLICATION

Section 104 requires, when considering a resource consent application, that Council must, subject to Part 2, have regard to any actual or potential effects on the environment; any measure agreed or proposed by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any negative effects; any relevant provisions of a National Environmental Standard; other regulations; a National Policy Statement; a New Zealand Coastal Policy Statement; a Regional Policy Statement or proposed Regional Policy Statement; a plan or proposed plan; and any other matter the consent authority considers relevant and reasonably necessary to determine the application.

6.1 - ASSESSMENT OF ACTUAL OR POTENTIAL EFFECTS ON THE ENVIRONMENT UNDER S104(1)(A)

This proposal is for a restricted discretionary activity, meaning any effects deemed relevant to the proposal can be considered. Section 5.1 to this report considered the following effects in the context of public notification:

- Visual amenity effects
- Existing natural features and topography
- Historical/ Cultural significance
- Natural hazard effects

Due to the small area of earthworks, comparable scale to the existing stairs to be replaced and engineer designed erosion and drainage control measures, effects beyond those discussed in Section 5.1 and 5.2 above are considered negligible. Furthermore, with respect to positive effects, the proposed works will provide safer access to the Mackenzie/ Butterfly Creek tracks, enabling users to enjoy the amenities East Harbour Regional Park has to offer.

I consider the assessment and conclusions drawn in Sections 5.1 and 5.2 (refer above) remain valid for the purposes of this s104(1)(a) assessment; any adverse earthworks effects are considered to be less than minor and thus acceptable for all persons.

Conclusion
I consider the actual or potential effects on the environment to be acceptable for the reasons outlined above.

6.2 - ASSESSMENT OF THE RELEVANT PROVISIONS OF THE DISTRICT PLAN UNDER S104(1)(B)

Objectives and policies of the District Plan
I consider the proposal is consistent with the relevant District Plan objectives and policies identified below:

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Objective

To maintain and enhance the distinct characteristics and amenity values associated with the hillside residential areas of the City.

Policy

a) That the visual appearance and nature of earthworks be managed to minimise the adverse effects on the visual amenity values of the hillside environment.

b) *That the clearance of vegetation be managed to avoid, remedy or mitigate any adverse effect on the visual amenity values of the hillside environment, slope stability, indigenous biodiversity or the intrinsic values of ecosystems.*

Objective 14I 1.1 Natural Character

To ensure that earthworks are designed to maintain the natural features that contribute to the City's landscape.

Policy

a) To ensure that earthworks are designed to be sympathetic to the natural topography.

b) To protect significant escarpments, steep hillside areas, and the coastal area by ensuring that earthworks are designed to retain the existing topography, protect natural features, and prevent erosion and slips.

Objective 14I 1.2 Amenity, Cultural and Historical Values

To ensure earthworks do not affect adversely the visual amenity values, cultural values or historical significance of an area, natural feature or site.

Policies

a) To protect the visual amenity values of land which provides a visual backdrop to the City.

b) That rehabilitation measures be undertaken to mitigate adverse effects of earthworks upon the visual amenity values.

c) To protect any sites with historical significance from inappropriate earthworks.

d) *To recognise the importance of cultural and spiritual values to the mana whenua associated with any cultural material that may be disinterred through earthworks and to ensure that these values are protected.*

The proposed works will not introduce any new built forms within the application land which could impact on the open character and amenity of this wider residential and recreation area. The proposed replacement stairs and associated earthworks are considered to be appropriate land uses within this area and particularly in the East Harbour Regional Park context.

6.3 - ASSESSMENT OF THE RELEVANT PROVISIONS OF OTHER STATUTORY PLANNING DOCUMENTS UNDER S104(1)(B)

I consider that there are no other relevant provisions of national environmental standard, other regulations, national policy statement, New Zealand Coastal Policy Statement or regional policy statement or proposed regional policy statement that regard must be had.

6.4 – PURSUANT TO S104(1)(C) ARE THERE ANY OTHER MATTERS RELEVANT AND REASONABLY NECESSARY TO DETERMINE THE APPLICATION?

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I consider there are no other matters relevant and reasonably necessary to determine the application.

6.5 - PART 2 OF THE RESOURCE MANAGEMENT ACT

I consider the proposal meets Part 2 matters of the Resource Management Act 1991.

6.6 - SUBSTANTIVE DECISION

In accordance with section 104C, I have considered those matters over which discretion is restricted in a national environmental standard or other regulations or plan or proposed plan and have decided to grant the application subject to conditions under s108 relating to those matters over which discretion is restricted.

7. CONDITIONS OF RESOURCE CONSENT

In accordance with s108 of the Resource Management Act, resource consent has been granted subject to the following conditions:

1. That the proposal is carried out substantially in accordance with the information and following approved plans submitted with the application and held on file at Council.

- Job no. 12353 Rev A Specific Design Details prepared by A Build Consulting Engineers dated 15 April 2021
  - Cover Sheet S0
  - Proposed site plan S1
  - Proposed section A-A S2
  - Proposed section B-B S3
  - Proposed section C-C S4
  - Proposed section D-D S5
  - Anchor Head and Ground Beam Details S6
  - Timber Step and Barrier Details S7
  - Typical Barrier Detail S8

  Note: This condition addresses an essential administrative matter.

2. That the consent holder advises Council (enforcement@huttcity.govt.nz or 04 560 1044) at least two working days before any work starts on site; and that the consent holder also supplies the name, phone number and address of the main contractor and, if applicable, the same details for the earthworks company.

   Important notes:
   - When given notice of a start date, a compliance officer will suggest an on-site meeting to run through a checklist of things to make sure the project runs as smoothly as possible. This service is included in the resource consent application fee. Using it could avoid difficulties later on. Please note that additional monitoring visits will be charged at $175 per hour.
   - Notification of work commencing is separate to arranging building inspections.

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Note: This condition addresses an essential administrative matter

3. That the consent holder undertakes all earthworks in such a way that no sediment leaves the site or enters streams or the stormwater system; and that, as far as is practical, the consent holder installs sediment control measures and has them approved by the Council before any earthworks start. (Phone (04) 560 1044 to arrange an inspection and approval.) Such measures must be installed and maintained in compliance with Greater Wellington regional council's erosion and sediment control guidelines (issued in September 2002 and updated in 2006).

4. That the consent holder ensures vehicles and machinery leaving the site do not drop dirt or other material on roads or otherwise damage road surfaces; and that if such spills or damage happen, the consent holder cleans or repairs roads to their original condition to the satisfaction of the Team Leader Resource Consents, being careful not to discharge the material into any stream, stormwater system or open drainage channel in the process. (The term "road" includes footpaths, vehicle crossings and berms).

5. That the consent holder stabilises earthworked areas where possible by re-grassing or hydro-seeding all areas exposed by earthworks as soon as possible after excavation or, at the latest, within a month of completing construction; and that the consent holder redoes any seeding or planting that fails to become fully established within 12 months of completing construction.

6. That the proposed works are carried out in accordance with the recommendations set out in the appended report prepared by A Build Consulting Engineers dated 15 April 2021.

Processing Planner:

James Dobson
Intermediate Resource Consents Planner

Peer reviewer:

Alicia Todd
Senior Resource Consents Planner

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Application lodged: 22 June 2021
Application approved: 17 August 2021
No of working days taken to process the application: 20

8. NOTES:

- In accordance with section 357 of the Resource Management Act 1991, the consent holder is able to object to the conditions of the consent. The consent holder must submit reasons in writing to Council within 15 working days of the date of this decision.

- In accordance with section 120 of the Resource Management Act 1991, the applicant, consent holder on the application or review of consent conditions may appeal to the Environment Court against the whole or any part of this decision by the consent authority.

- The consent lapses, in accordance with section 125 of the Resource Management Act 1991, if the proposal is not given effect to within five years, that is, by 17 August 2026.

- The consent applies to the application as approved by Council. The consent holder should notify Council if there are changes to any part of the plans. Council may require that the consent holder submits a new resource consent application.

- The proposal has been assessed against the requirements of the city's District Plan. Bylaws may apply to the proposal that may require separate approval from Council before starting any site works. See huttcity.govt.nz for a full list of bylaws.

- The proposal has not been checked for compliance with the Building Act 2004. No associated building work should start without first getting a building consent.

- The consent is not a licence to create adverse effects such as unwarranted dust, noise or disruption. It does not change the legal duty to avoid, remedy or minimise such effects. Council may enforce the provisions of the Resource Management Act 1991 if the consent holder fails to meet this obligation.

- Failure to comply with an abatement notice may result in Council imposing an infringement fine or initiating prosecution.

- Advice note from Heritage New Zealand: The property has, or is likely to have been occupied prior to 1900. Any disturbance of land or damage or destruction of any building or structure associated with human activity prior to 1900, may require an archaeological authority from Heritage New Zealand under the Heritage New Zealand Pouhere Taonga Act 2014. Please contact Heritage New Zealand for further information.

- Before commencement of any work within the legal road corridor, including the laying of services, application is to be made for a Corridor Access Request (CAR). A CAR request can be made through contacting BeforeUdig either on their website: beforeudig.co.nz or 0800 248 344. Work must not proceed within the road reserve until the CAR has been approved, including the approved traffic management plan if required.

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- Constructing, modifying or repairing a vehicle crossing requires separate Council approval, in addition to the approved resource consent. The vehicle crossing is to be constructed in accordance with Council's standards and codes. For more information contact the Transport Division via (04) 570 6881 or click the following link: huttcity.govt.nz/Services/Roads-and-parking/Vehicle-crossings/

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PLANS - Approved Plans RM210270
DATE: 17.08.21

RESOURCE CONSENT

GRANTED
17/08/2021

HUTT CITY COUNCIL

HUTT CITY TE AWA KAIRANGI

DRAWING INDEX FOR THIS ISSUE

(REFER DOCUMENT TRANSFER FOR MASTER LIST)

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12353 - S 2 Rev A	PROPOSED SECTION A-A
12353 - S 3 Rev A	PROPOSED SECTION B-B
12353 - S 4 Rev A	PROPOSED SECTION C-C
12353 - S 5 Rev A	PROPOSED SECTION D-D
12353 - S 6 Rev A	ANCHOR HEAD AND GROUND BEAM DETAILS
12353 - S 7 Rev A	TIMBER STEP AND BARRIER DETAILS
12353 - S 8 Rev A	TYPICAL BARRIER DETAIL
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ABUILD™
Consulting Engineers Ltd
Geotechnical and Civil Engineers

GEOTECHNICAL ENGINEER'S

SPECIFIC DESIGN DETAILS

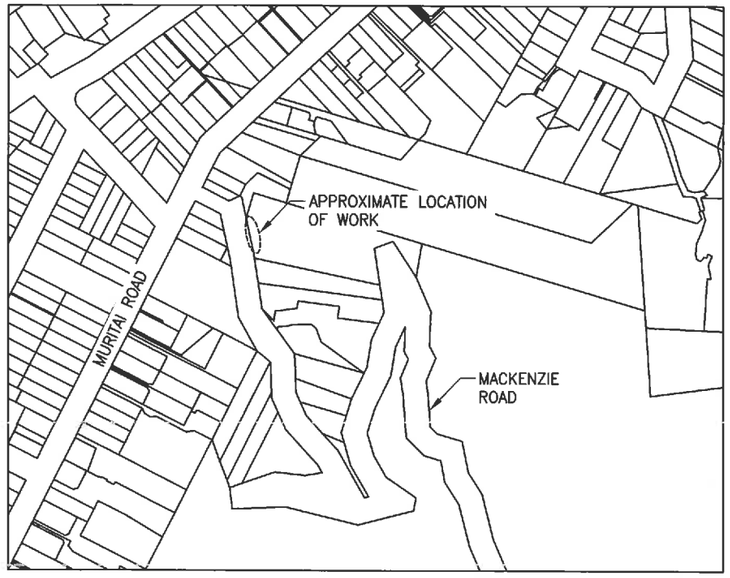
Job:	Replacement Track Access
Job Address:	Mackenzie Road EASTBOURNE
Job Number:	12353
Owner:	Greater Wellington Regional Council
Date:	15-Apr-21
Sheets:	9

When calling the office please quote reference 12353

Priority builders'/clients' time for queries 8:30am to 9:00am weekdays

ABUILD™ Consulting Engineers Limited
2nd Floor, 21-29 Broderick Road, Box 13 273, Johnsonville, Wellington 6440
Telephone: (04) 478 3929, Facsimile: (04) 478 3424, email: abuild@abuild.co.nz

PLANS - Approved Plans RM210270
DATE: 17.08.21



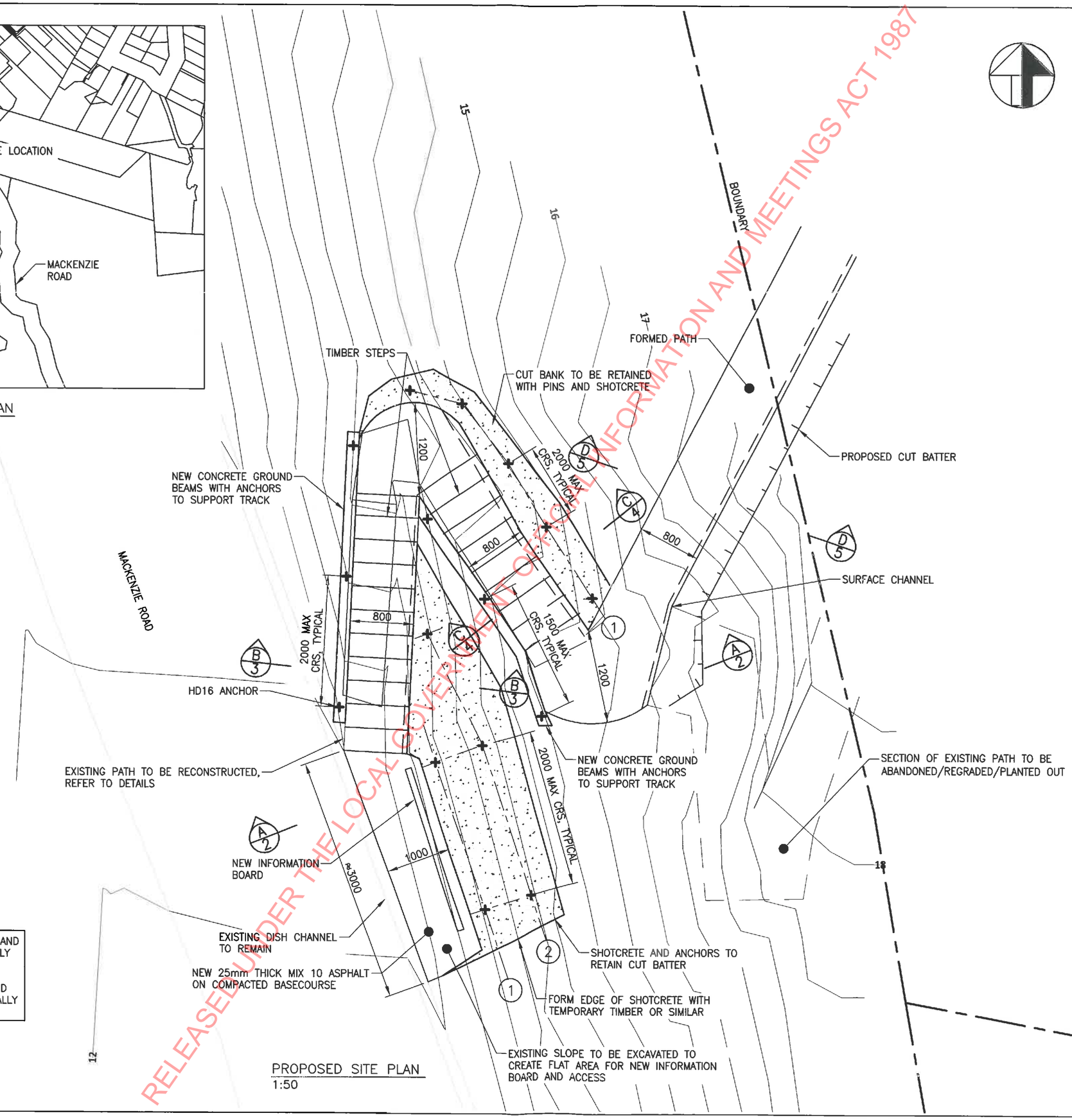
LOCATION PLAN
1:5000

RESOURCE CONSENT

GRANTED
17/08/2021

HUTT CITY COUNCIL

HUTT CITY TE AWA KAIRANGI



PROPOSED SITE PLAN
1:50

EXTENT OF SHOTCRETE, GROUND BEAM AND NUMBER OF ANCHORS IS INDICATIVE ONLY AND IS TO CONFIRMED ON SITE.

ANCHOR CRS FOR BOTH SHOTCRETE AND GROUND BEAM IS 2.0m MAX HORIZONTALLY AND VERTICALLY.

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NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH NZS 3604:2011, THE NZBC AND HUTT CITY COUNCIL BYLAWS.

2. ALL DIMENSIONS SHALL BE CONFIRMED ON SITE PRIOR TO ORDERING MATERIALS, ALL VARIATIONS TO THE DIMENSIONS ON THE DRAWINGS SHALL BE REFERRED TO THE DESIGNER.

3. ALL PROPRIETARY PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION SPECIFICATION

4. CONFIRM THE LOCATIONS OF ALL SERVICES WITH SERVICE OWNERS PRIOR TO THE START OF CONSTRUCTION.

Rev	Date	By	Reason	Approval

Job	REPLACEMENT TRACK ACCESS
Job Address	Mackenzie Road Eastbourne
Client	Greater Wellington Regional Council
Owner	Greater Wellington Regional Council

ABUILD™
Consulting Engineers Ltd
Geotechnical and Civil Engineers
Member of the Association of Consulting Engineers NZ
Box 13 273 Johnsonville Wellington
Phone (04) 478 3929
Fax (04) 478 3424

Drawn	GE RC
Checked	
Traced	
Scale	AS SHOWN AT A3
Date	15/04/2021

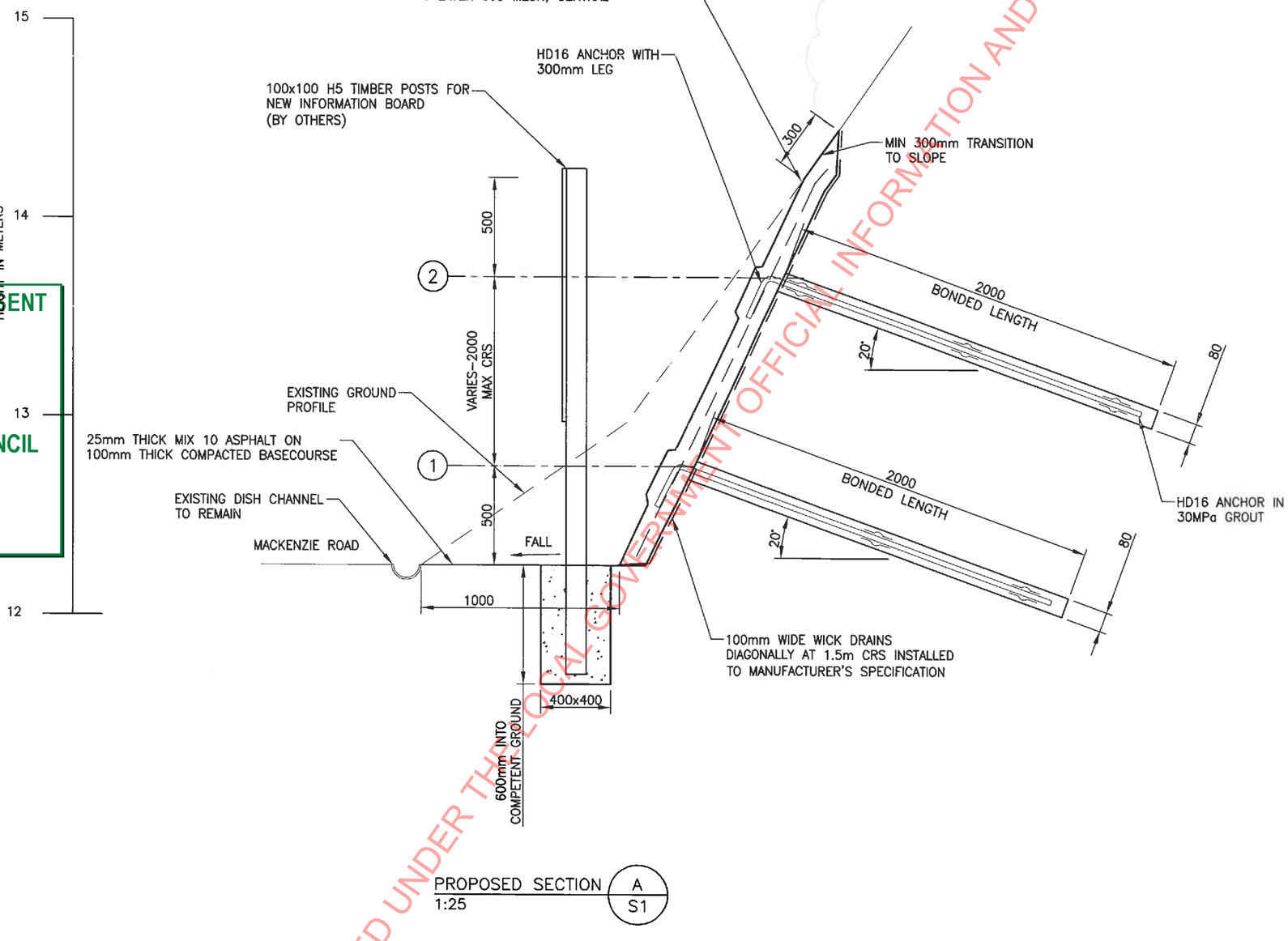
Sheet Title

PROPOSED SITE PLAN

Job No	Sheet	Rev
12353	S1	A

PLANS - Approved Plans RM210270
DATE: 17.08.21

RESOURCE CONSENT
GRANTED
17/08/2021
HUTT CITY COUNCIL



PROPOSED SECTION A / S1
1:25

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Rev	Date	By	Reason	Approval

Job	REPLACEMENT TRACK ACCESS
Job Address	Mackenzie Road Eastbourne
Client	Greater Wellington Regional Council
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Date	15/04/2021

Sheet Title

PROPOSED SECTION A–A

Job No	Sheet	Rev
12353	S2	A

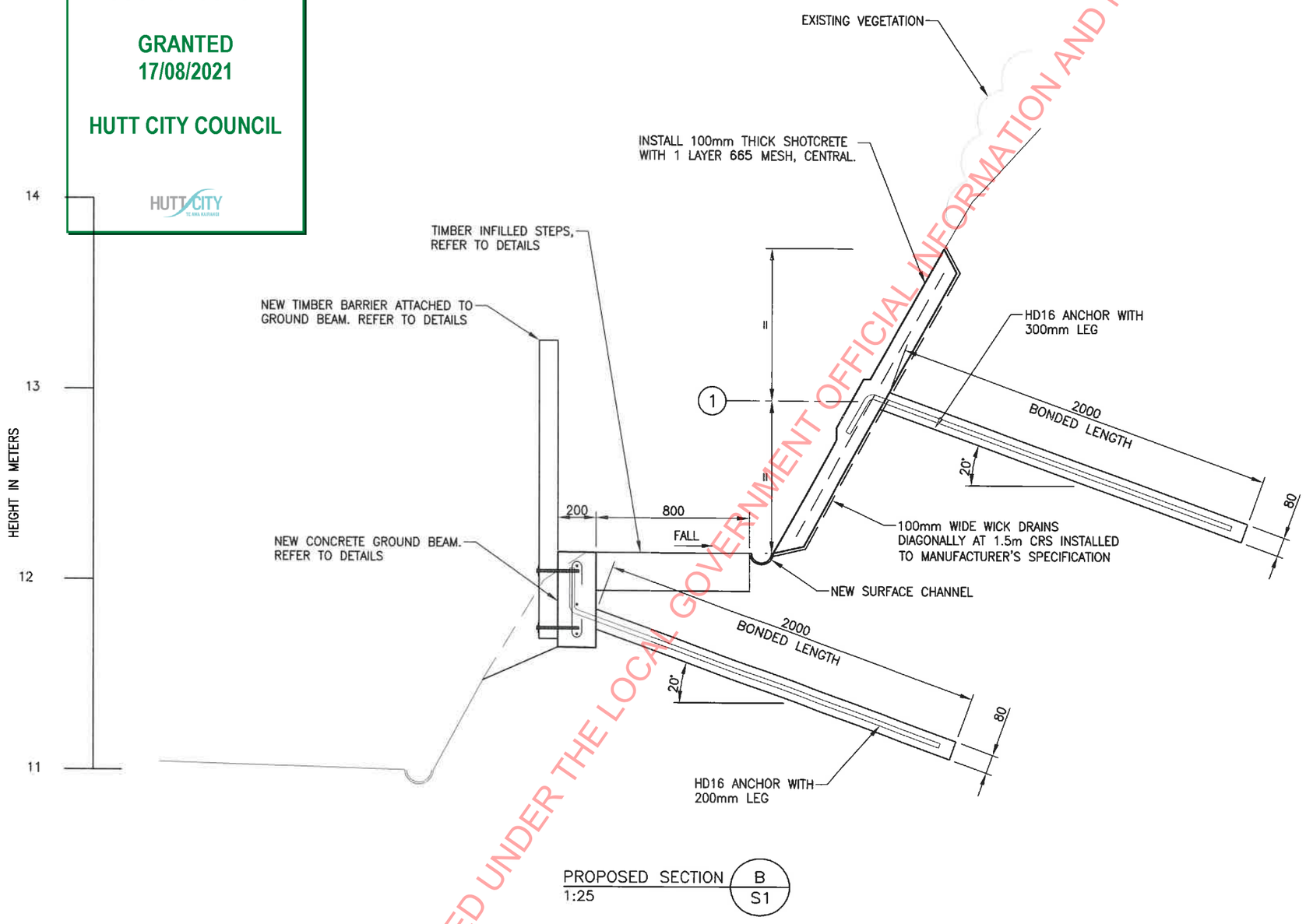
PLANS - Approved Plans RM210270
DATE: 17.08.21

RESOURCE CONSENT

GRANTED
17/08/2021

HUTT CITY COUNCIL

BATTER FACE TO BE FREE OF VEGETATION AND LOOSE SOIL PRIOR TO SHOTCRETE SPRAY



PROPOSED SECTION B / S1
1:25

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3. ALL PROPRIETARY PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION SPECIFICATION

4. CONFIRM THE LOCATIONS OF ALL SERVICES WITH SERVICE OWNERS PRIOR TO THE START OF CONSTRUCTION.

Rev	Date	By	Reason	Approval

Job	REPLACEMENT TRACK ACCESS
Job Address	Mackenzie Road Eastbourne
Client	Greater Wellington Regional Council
Owner	Greater Wellington Regional Council

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PROPOSED SECTION B–B

Job No	Sheet	Rev
12353	S3	A

PLANS - Approved Plans RM210270
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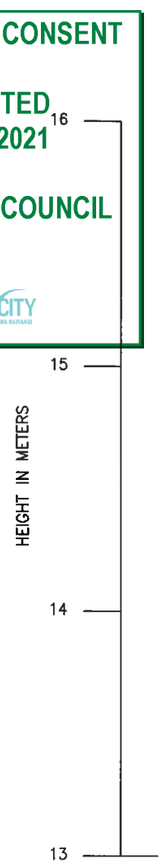
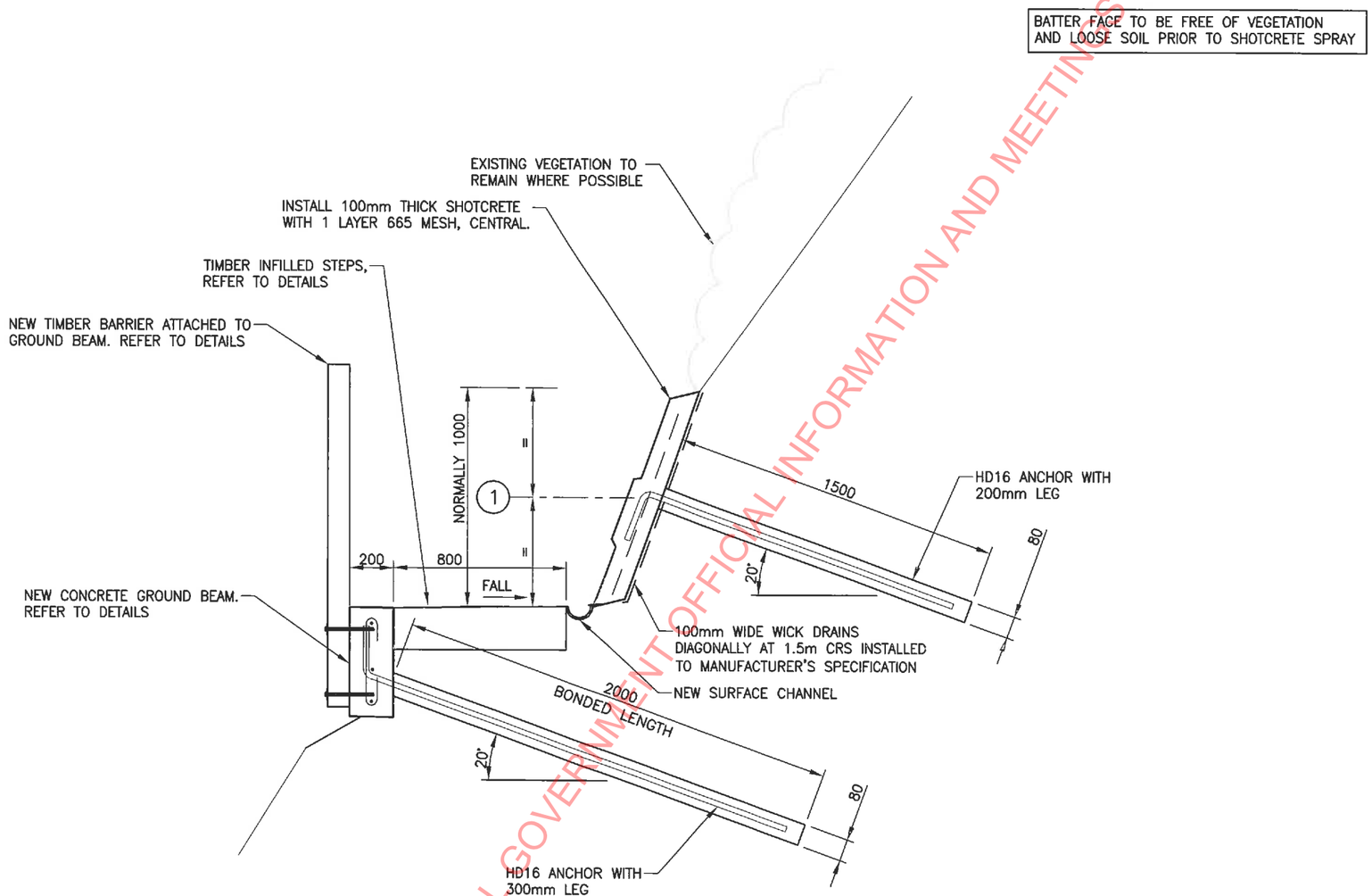
RESOURCE CONSENT

GRANTED
17/08/2021

HUTT CITY COUNCIL

HUTT CITY TE AWA KAIRANGI





PROPOSED SECTION C / S1
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PROPOSED SECTION C–C

Job No	Sheet	Rev
12353	S4	A

PLANS - Approved Plans RM210270
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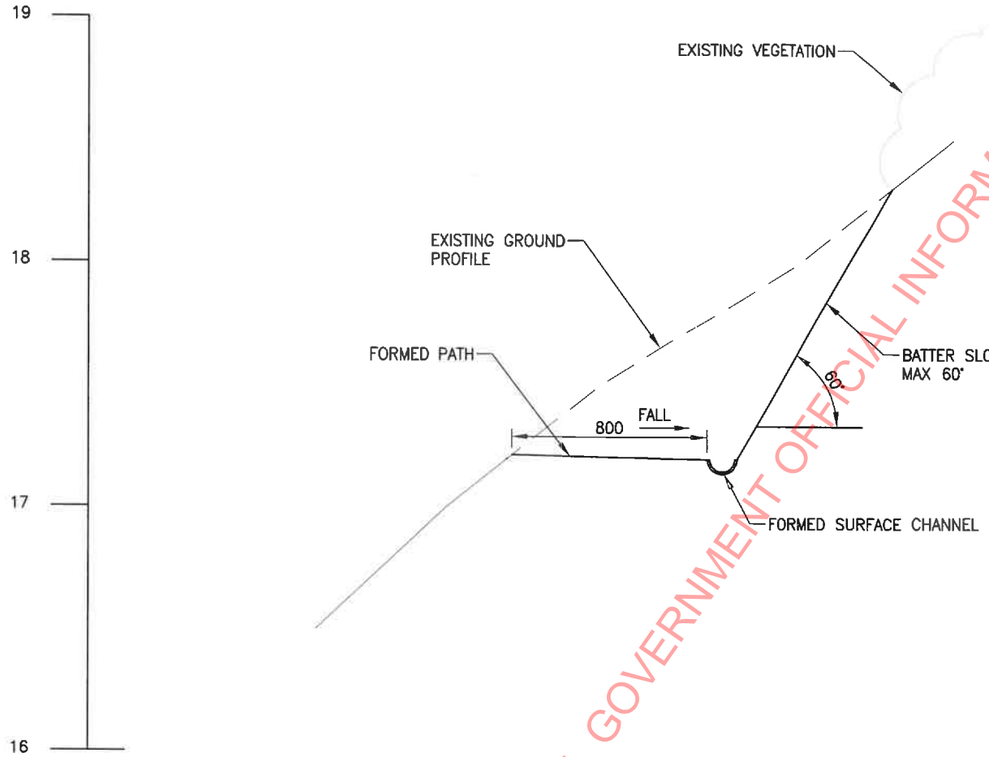
RESOURCE CONSENT

GRANTED
17/08/2021

HUTT CITY COUNCIL



PROPOSED SECTION D / S1
1:25

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PROPOSED SECTION D–D

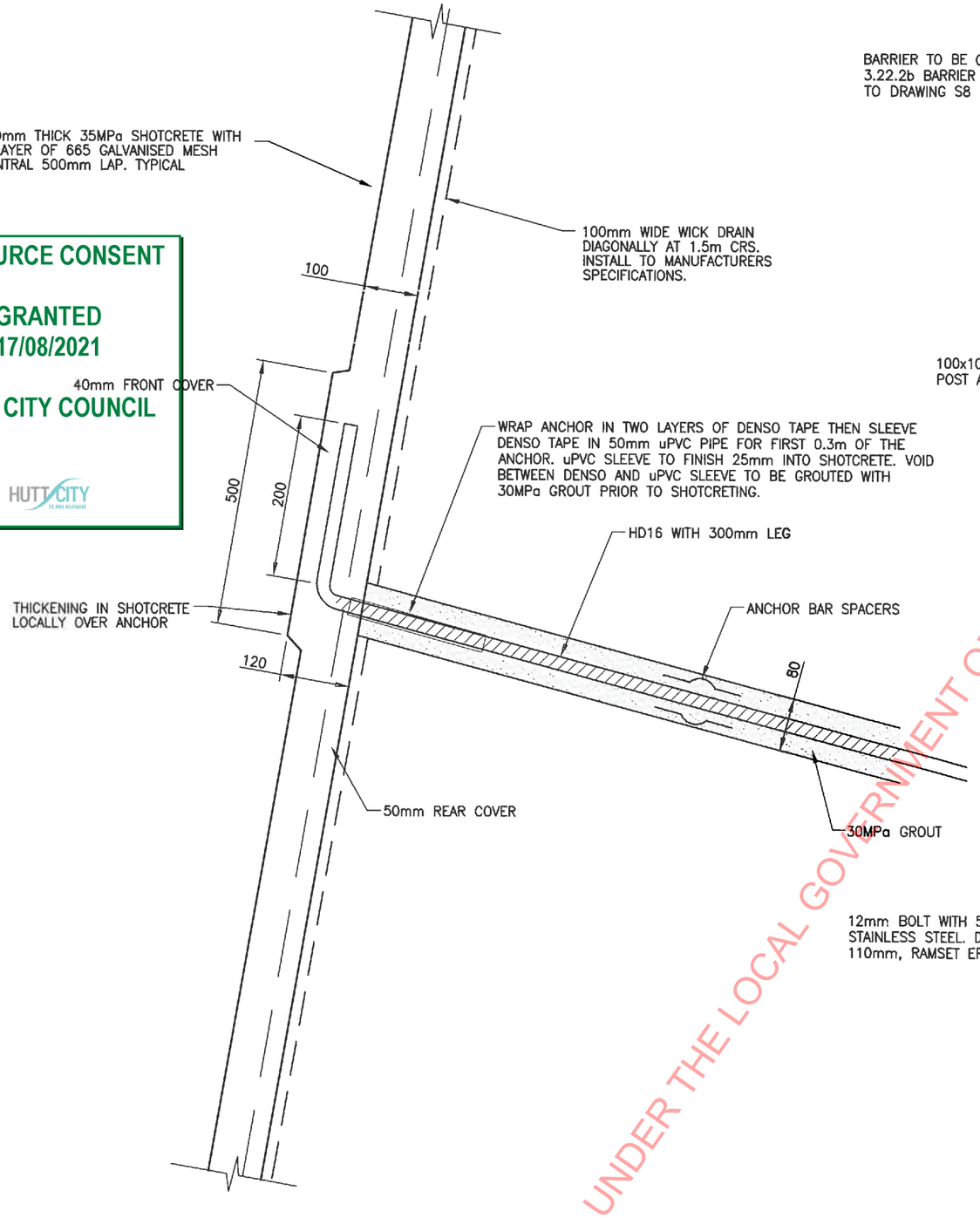
Job No	Sheet	Rev
12353	S5	A

PLANS - Approved Plans RM210270
DATE: 17.08.21

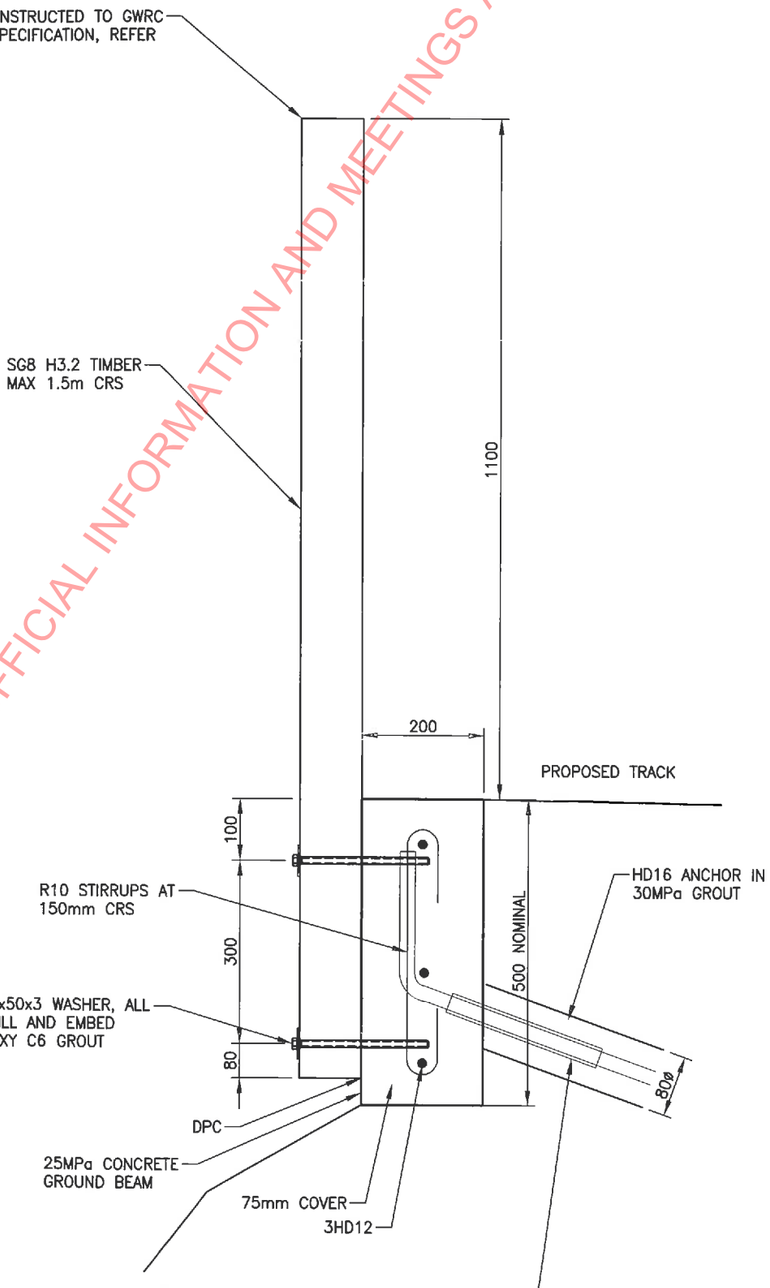
RESOURCE CONSENT

GRANTED
17/08/2021

HUTT CITY COUNCIL



ANCHOR HEAD DETAIL (TYPICAL)
1:10



GROUND BEAM DETAIL
1:10

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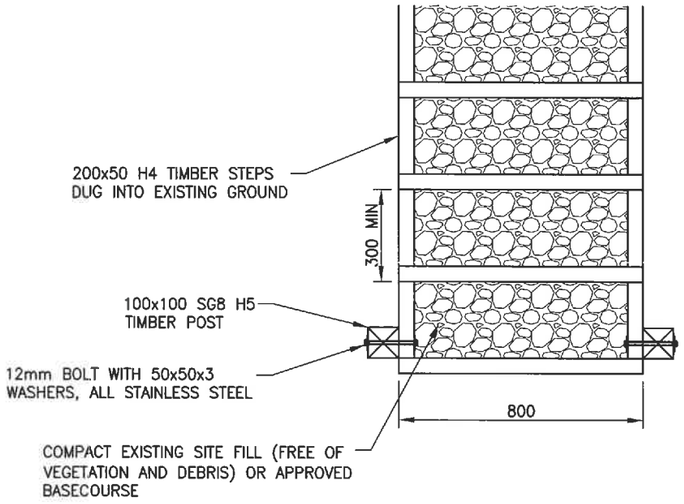
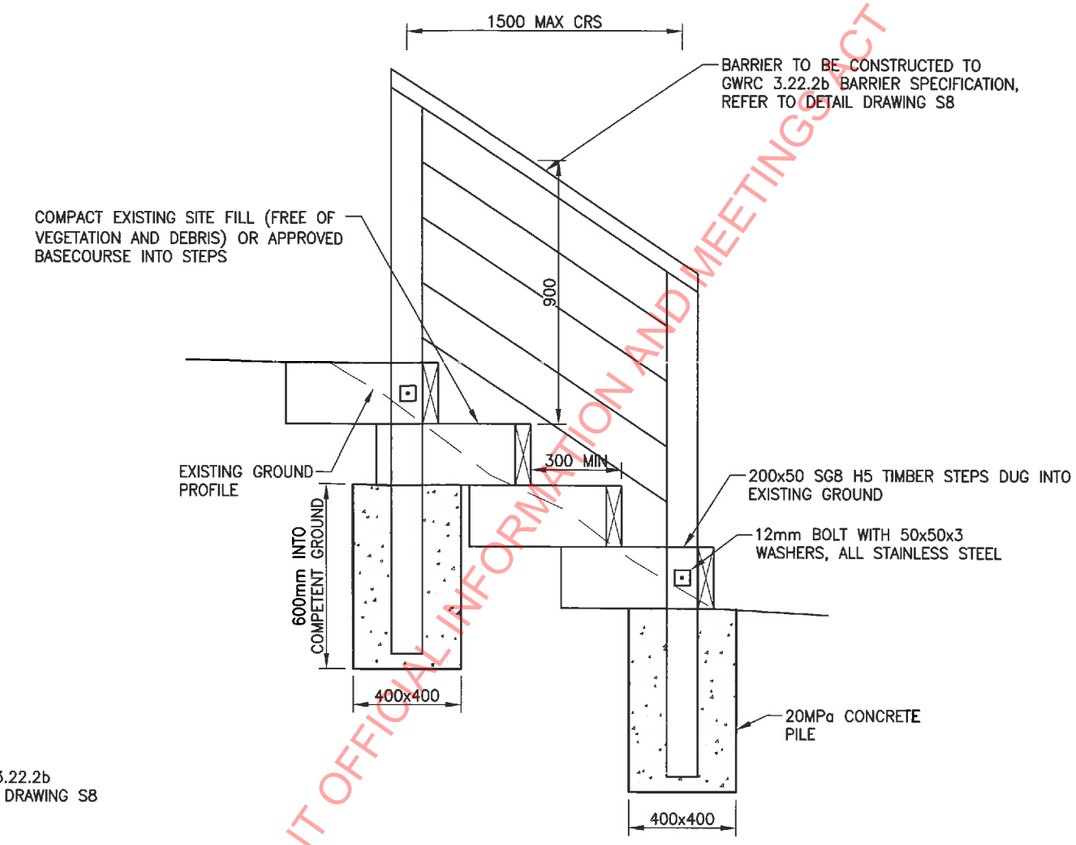
ANCHOR HEAD AND GROUND BEAM DETAILS

Job No	Sheet	Rev
12353	S6	A

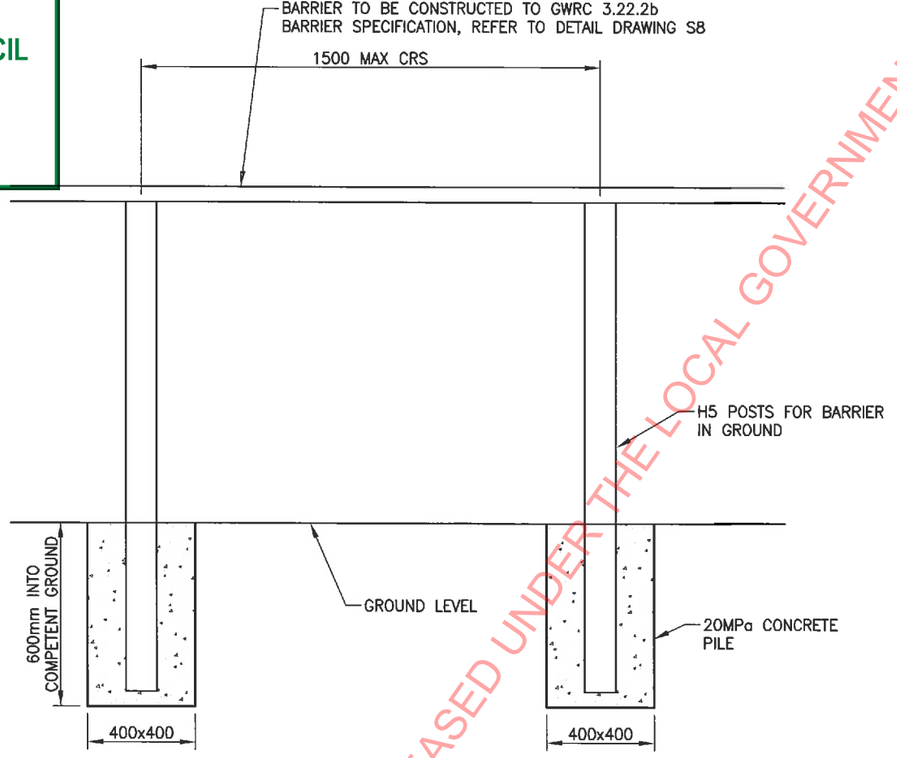
PLANS - Approved Plans RM210270
DATE: 17.08.21



TIMBER STEP PLAN
1:10



TIMBER STEP SECTION
1:10



TIMBER BARRIER DETAIL
1:10

RESOURCE CONSENT

GRANTED
17/08/2021

HUTT CITY COUNCIL

HUTT CITY TE AWA KAIRANGI

RELEASED UNDER THE LOCAL GOVERNMENT OFFICIAL INFORMATION AND MEETINGS ACT 1987

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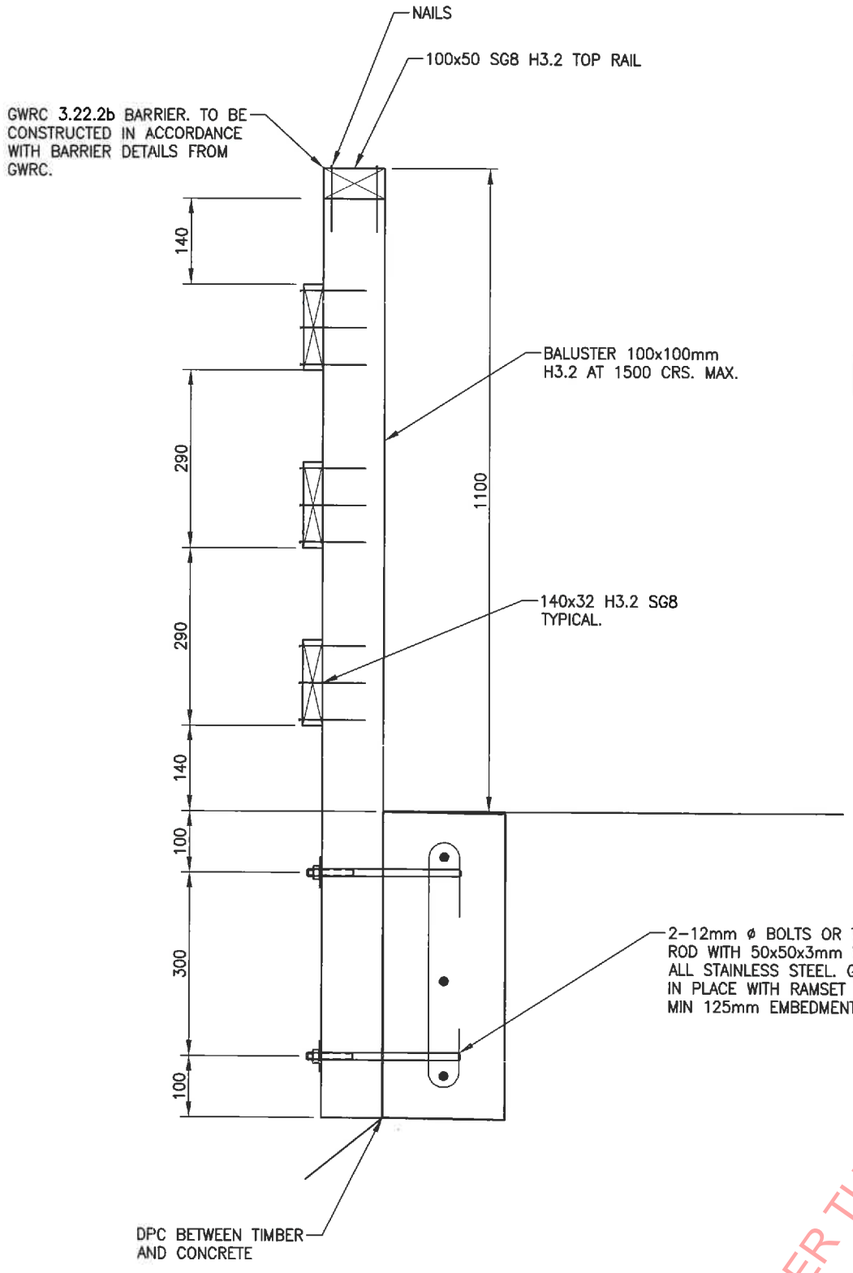
TIMBER STEP AND BARRIER DETAILS

Job No	Sheet	Rev
12353	S7	A

PLANS - Approved Plans RM210270
DATE: 17.08.21



TYPICAL BARRIER DETAIL
1:10

ALL BOLTS, NUTS, WASHERS SCREWS AND NAILS TO BE STAINLESS STEEL

RESOURCE CONSENT

GRANTED
17/08/2021

HUTT CITY COUNCIL

HUTT CITY

CONSTRUCTION NOTES:

1 TOP RAILS

AS PER GWRC 3.22.2b BARRIER DESIGN DETAILS.

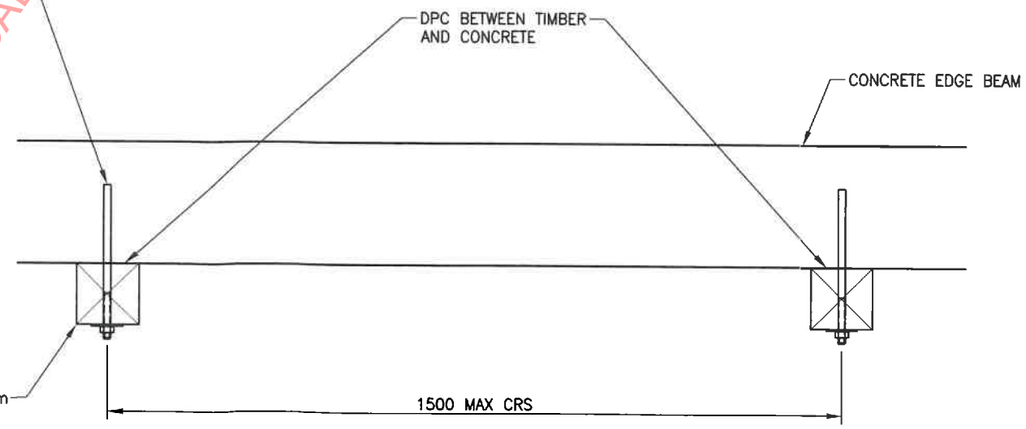
2 TIMBER MOISTURE CONTENT

3.1 TIMBER IN BALUSTERS AND ELEMENTS TO WHICH THEY ARE CONNECTED SHOULD BE INSTALLED AT SIMILAR MOISTURE CONTENTS. THE MOISTURE CONTENT SHALL NOT EXCEED 20%.

4 BARRIERS EXPOSED TO THE WEATHER SHALL HAVE:

A) ALL TIMBER TREATED TO AT LEAST HAZARD CLASS H3.2 AND H5 IN ACCORDANCE WITH NZS 3640:2003, AS SHOWN ON THE DRAWINGS.

B) ALL NAILS, SCREWS AND BOLTS TO BE TYPE 304 STAINLESS STEEL



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TYPICAL BARRIER DETAIL

Job No	Sheet	Rev
12353	S8	A

RM210617 Resource Consent Decision
DATE: 22.03.22

Hutt City Council
30 Laings Road
Private Bag 31912
Lower Hutt 5040
New Zealand
www.huttcity.govt.nz
T 04 570 6666
F 04 569 4290

RM number:	RM210617
Date:	22 March 2022
Applicant:	Greater Wellington Regional Council
Address:	PO Box 40847, Wellington
Attention:	Rachel Boisen Round

Ben Addington
Consultant Planner
resource.consents@huttcity.govt.nz
Our reference: RM210617

APPROVAL OF A CHANGE OF CONDITION TO RM180336 TO REMOVE STEPS AND REPACE A FOOT BRIDGE ON THE KOROKORO DAM TRACK IN BELMONT REGIONAL PARK (185 MAUNGARAKI ROAD, LOT 1 DP 79235)

Council granted consent for the following reasons:

- The additional track maintenance work proposed within the site is consistent with the works previously approved under RM180336 when viewed in the context of the wider environment.
- The proposal is consistent with the relevant objectives and policies of the city's District Plan.
- Council has given due regard to the any national, regional or proposed regional policy statement and any other regulations in reaching its decision. Council considers there are no other relevant matters that need to be dealt with.

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1.0 PROPOSAL

The applicant is seeking a change of conditions under s127 of the Resource Management Act 1991. The live land use resource consent (RM180336) was sought for the construction of a replacement bridge and associated earthworks.

The applicant is seeking the change to include the replacement of a timber walkway and retaining wall with a concrete supported path anchored to a rockface. This is described in the application as Site 1 and described as follows:

- **Location:** Upstream from the Baked Beans Bend track intersection.
- **Map Reference:** NZTM 1756446, 5437137.
- **Existing Structure:** Timber walkway structure with concrete retaining wall support installed 2002. 6m long x 1.4m wide (8.4m²). Parks equipment # 119868.
- **Site Description:** The structure lies on the public walkway on the true right bank of the stream and is restricted by a sheer rock cliff on the uphill side and a drop to the stream bed below of ~1.8m.

The existing 6m long x 1.4m wide (8.4m²) timber walkway will be replaced with a concrete supported path section that is anchored into the rockface. When completed, the proposed walkway will be a minimum of 1.3m wide and the supporting structure will be at least 8.5m long (approx. 11m²).

The works are shown on the ABuild drawings for job 12354 dated 20/11/2019.

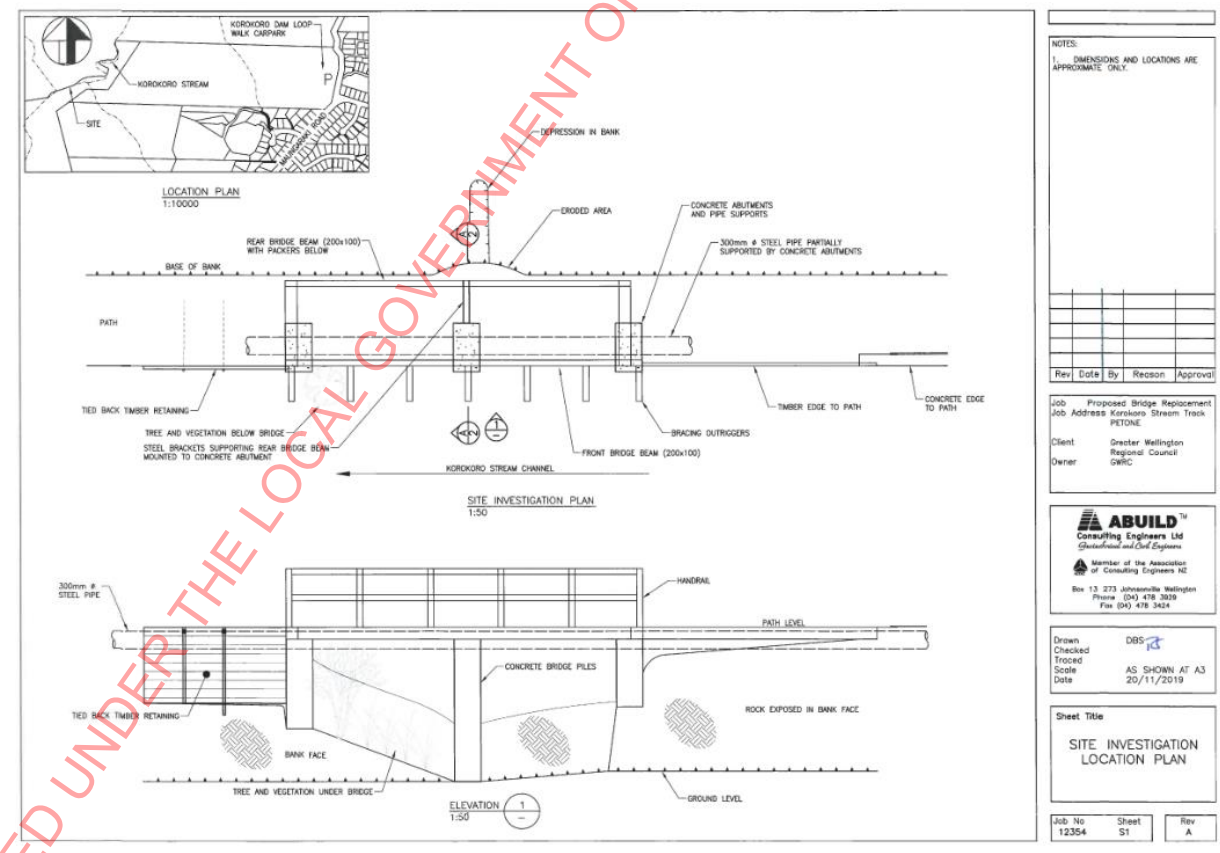

FIGURE 1: ABUILD LOCATION PLAN

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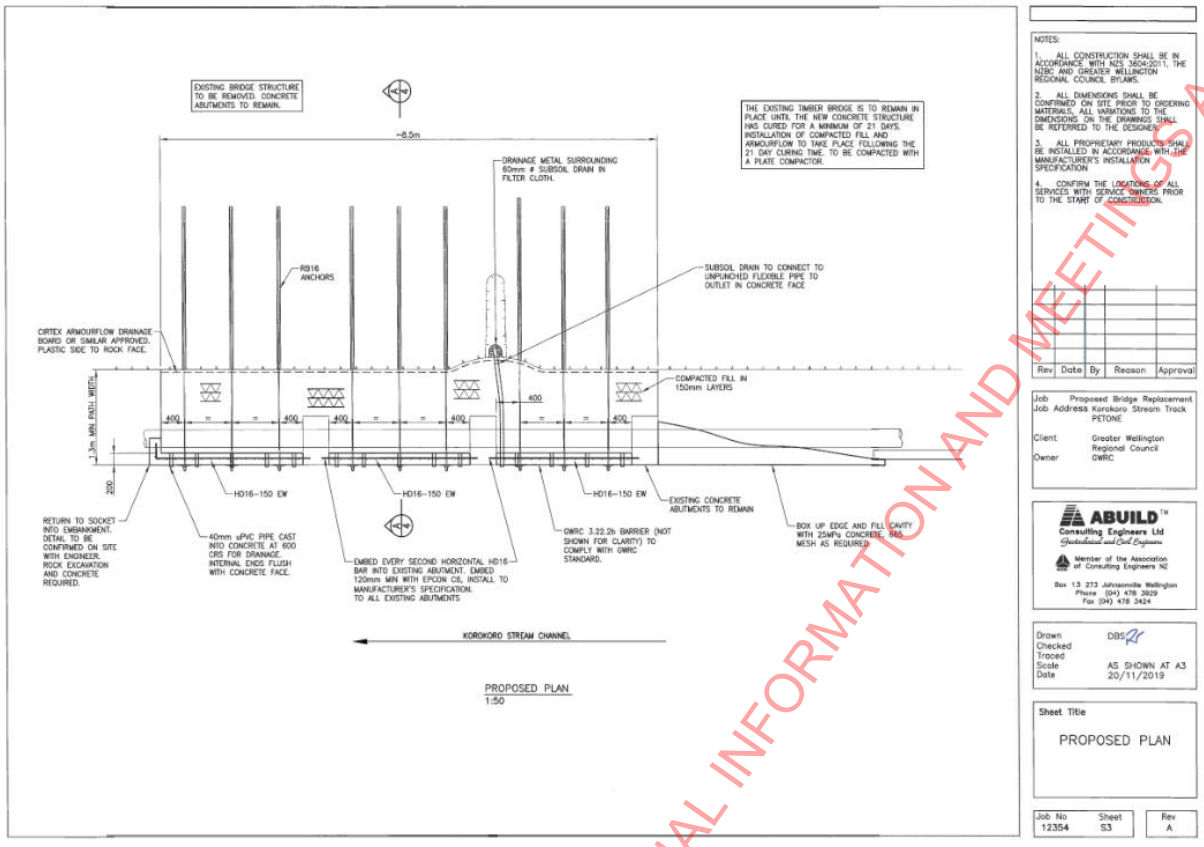

FIGURE 2: ABUILD PROPOSED PLAN

A detailed construction methodology has been presented by the applicant and can be summarised as follows:

1. Site preparation (1 week)
2. Drilling rock anchors (1 week)
3. Formwork and pouring concrete (5 weeks)
4. Removal of existing structure, backfill track surface and handrail (1 week)

2.0 SITE DESCRIPTION

The site is a large irregular shaped allotment of over 79 ha known as the Petone Waterworks (NZ Gazette 1904 page 1479). It is owned jointly by Hutt City Council and Wellington City Council as successors to The Petone Borough Council. The site is heavily vegetated, with steep banks and is part of the Korokoro Valley, known as Te Korokoro o Te Mana. The Korokoro Stream traverses the site from the north-east to the south-west.

The site is within the General Recreation Activity Area and Significant Natural Resource 26 (SNR:26), Korokoro Stream Bush. There are no other District Plan features that are relevant to this application.

The site is described legally as Part Section 3 Maungaraki VILL and held within record of title WN172/165. There are no interests registered on the record of title.

Within the site the works are proposed at the location shown on Figures 3 (Site 1) and 4 below.

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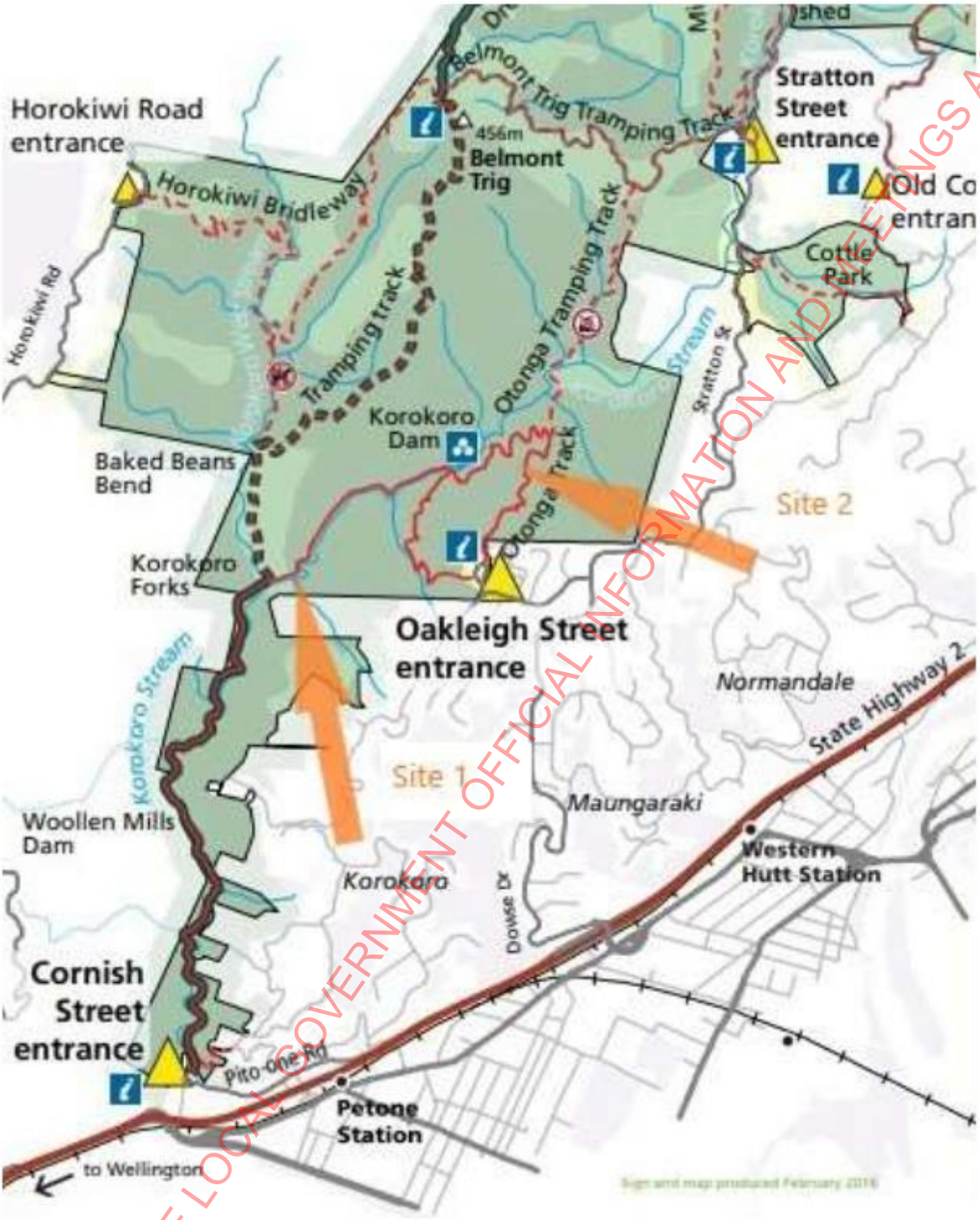

FIGURE 3: MAP OF AREA

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FIGURE 4: AERIAL PHOTO OF SITE 1

3.0 RELEVANT PLANNING RULES AND REGULATIONS

3.1 Resource Management Act 1991 (RMA 1991)

The proposed change of condition must be assessed in accordance with s127 of the RMA 1991. In accordance with s127(3) I consider it appropriate to assess any actual and potential adverse environmental effects arising from the proposed change to condition one of the approved land use consent (RM180336). These will be addressed via the s95 and s104 assessments below.

3.2 District Plan

The District Plan is the appropriate planning instrument with which to assess the proposal. Rules relating to the General Recreation Activity Area, Earthworks and Significant Natural Resources, which this proposal falls within, are contained in chapters 7A, 14E, and 14I.

At the time RM180336 was granted, approval was provided for structures in the Belmont Regional Park under Rule 7A 2.2(d), and earthworks under Rules 14E 2.2(b) and 14I 2.1.1. This consent was processed as a restricted discretionary activity.

The proposed additional earthworks do not trigger any other District Plan rules.

The proposal is a discretionary activity under s 127 of the RMA91. As stipulated by s 127(3)(a) the activity status of the proposal is discretionary.

I am satisfied that the proposal falls within the scope of what can be considered under s 127, on the basis that the consent variation will not result in a fundamentally new activity being undertaken onsite to what was originally captured under RM180336.

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3.3 National Environmental Standards

The proposal does not require assessment under any National Environmental Standards.

4.0 PERMITTED BASELINE

It is appropriate to disregard adverse effects of the activity on the environment or on any persons, if the effects are comparable to an activity or development that is permitted by the District Plan; this is known as the permitted baseline.

In this instance, earthworks in the Landscape Protection Activity Area are not permitted, meaning that the permitted baseline is not relevant.

The consented baseline is also of high relevance to assessing effects from the proposed activity, with RM180336 approving a bridge and associated earthworks. This consented baseline will be taken into consideration throughout this decision report.

5.0 NOTIFICATION ASSESSMENT

Council must assess any resource consent application under section 95 of the Resource Management Act 1991 to determine whether a resource consent application should be notified. The Resource Management Act 1991 details a four-step process that must be followed, and triggers or precludes notification of applications in certain circumstances. The sections below follow the four-step process for public notification (under section 95A) and limited notification (under section 95E).

5.1 Public Notification Steps: Section 95A

Pursuant to section 95A of the Resource Management Act 1991, this section follows the four-step process to determine if public notification is required.

5.1.1 Step 1: Public Notification is Mandatory in Certain Circumstances

Public notification is mandatory in certain circumstances.

Has the applicant requested public notification?	No
Is public notification required under s95C?	No
Is the application made jointly with an application to exchange recreation reserve land under s15AA of the Reserves Act 1977?	No

Public notification is not mandatory under step 1.

5.1.2 Step 2: Public Notification is Precluded in Certain Circumstances

If public notification is not required under step 1 it may be precluded in certain circumstances (unless special circumstances apply under step 4).

Are all activities in the application subject to a rule in a Plan or National Environmental Standard precluding public notification?	No

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Is the application for one or more of the following (but no other) activities? • A controlled activity • A boundary activity with a restricted discretionary, discretionary or non-complying activity status	No

Public notification is not precluded under step 2.

5.1.3 Step 3: Public Notification is Required in Certain Circumstances

Step 3 sets out criteria where public notification must be undertaken in certain circumstances. If public notification is not precluded under step 2, public notification may be required in certain circumstances.

Is any activity in the application subject to a rule in a Plan or National Environmental Standard that requires public notification?	No
Does the activity have, or is likely to have, adverse environmental effects that are more than minor in accordance with s95D?	No (see assessment below)

Does the activity have, or is likely to have, adverse environmental effects that are more than minor in accordance with s95D?

Public notification is required under step 3 if the activity will have or is likely to have adverse effects on the environment that are more than minor.

In considering if the adverse effects on the environment are more than minor, the effects on persons who own or occupy the land in, on, or over which the activity will occur; or any land adjacent to that land must be disregarded. I have therefore disregarded the effects on the persons who own or occupy properties in making an assessment under s95D:

- Hutt City Council (owner)
- Wellington City Council (owner)
- Dale and Trisha Carnegie, Linda Ruth Moore (owners of 380 Horokiwi Road)
- Sarah Eastergaard, Graeme and June Houston (owners of Lot 2 DP 73239 – unaddressed)
- Her Majesty the Queen (Part Section 8A Maungaraki VILL (recreation reserve)

The adverse effects on the environment are considered to be less than minor for the following reasons:

- The location of the proposed works is remote and the construction duration short. Temporary disruption is unlikely to have a noticeable impact on the environment.
- The construction methodology is robust and will ensure that the Korokoro Stream is protected from contamination or other adverse construction effects.
- There is considerable positive social benefit in providing a safe walkway through the Belmont Regional Park.

Public notification is not required under step 3.

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5.1.4 Step 4: Public Notification is Required in Special Circumstances

If public notification is not required under step 3 it may still be warranted where there are special circumstances.

Do special circumstances exist that warrant public notification?	No

Special circumstances have been defined as circumstances that are unusual or exceptional, but may be less than extraordinary or unique. The proposal relates to the construction of a structure and associated earthworks. The District Plan is considered to provide clear policy direction and assessment matters relevant to the proposal, and it is considered that public notification will not reveal any new information relevant to determination.

On this basis, it is not considered necessary to publicly notify the application due to special circumstances.

5.1.5 Public Notification Conclusion

Public notification is not required.

5.2 Limited Notification Steps: Section 95B

As determined in the previous section, public notification is not required. Pursuant to section 95B of the Resource Management Act 1991, a four-step process must therefore be followed to determine if limited notification is required.

5.2.1 Step 1: Certain Affected Groups/Persons Must be Notified

Limited notification is mandatory for certain groups/persons.

Are there affected customary rights groups?	No
Are there affected customary marine title groups (for accommodated activities)?	No
Is the proposal on or adjacent to, or may affect, land that is subject to a statutory acknowledgement and whether the person to whom the statutory acknowledgement is made affected under section 95E?	No

Limited notification is not required under step 1.

5.2.2 Step 2 – Limited notification is precluded in certain circumstances

Limited notification to any other persons not referenced in step 1 is precluded in certain circumstances (unless special circumstances apply under step 4).

Are all activities in the application subject to a rule in a Plan or National Environmental Standard precluding limited notification?	No
Is the application for the following, but no other activity: • A controlled activity (other than a subdivision) under the District Plan	No

Limited notification is not precluded under step 2.

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Step 3 – Certain other persons must be notified

Step 3 sets out criteria where limited notification must be undertaken in certain circumstances. If limited notification is not precluded under step 2, limited notification is required for any persons found affected under s95E.

Are any of the following persons 'affected' under s95E? • For 'boundary activities' an owner of an allotment with an 'infringed boundary'	No (see below assessment)
For all other activities, are there any affected persons in accordance with s95E?	No (see below assessment)

In accordance with s95E are there any affected persons?

Section 95E(3)(a) stipulates that those individuals who give written approval to a proposal cannot be considered to be an affected person/s.

No persons have given written approval.

In accordance with section 95E, I have considered whether the proposal could adversely affect any other persons. I consider there to be no affected persons as the potential environmental effects will be less than minor for the following reasons:

- The site and surrounding land is predominantly public. These works are in the public interest and therefore considered positive. There are no adverse effects on Hutt City Council, Wellington City Council or Her Majesty the Queen.
- **380 Horokiwi Road** is 150m to the west of the proposed walkway structure. This is a rural block with frontage to Horokiwi Road, which runs along a ridgeline over 200m above the Horokiwi Stream. There is a dwelling on this site (over 1km from the site) with panoramic views across Te Korokoro o Te Mana out over to Wellington Harbour (Te Whanganui-a-Tara).

  For this reason I consider that there is a less than minor effect on this property from the proposal. The visual impact will be significantly mitigated by the distance, extensive vegetation and steep topography between the dwelling and proposed walkway structure.
- **Lot 2 DP 73239** is 250m to the west of the walkway structure. This is a forestry block with vehicular access to Horokiwi Road through 476 Horokiwi Road. The skid site is the closest occupied area at approximately 500m from the site. Walkways close to (or even through) forestry activities are common in New Zealand.

  For this reason I consider that there is a less than minor effect on this property from the proposal. There is no potential for reverse sensitivity and any other potential adverse effects will be mitigated by the distance between the occupied areas and proposed walkway structure.

Limited notification is not required under step 3.

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5.2.3 Step 4: Limited Notification is Required Under Special Circumstances

If limited notification is not required under step 3, limited notification may still be warranted where there are special circumstances.

Do special circumstances exist that warrant notification of any persons to whom limited notification would otherwise be precluded?	No

For the reasons outlined under the public notification step 4 assessment above I do not consider there to be any special circumstances that warrant limited notification of this proposal.

5.2.4 Limited Notification Conclusion

Limited notification is not required.

5.3 Notification Decision

In accordance with the notification steps identified in this section the application shall proceed on a non-notified basis.

6.0 DETERMINING THE APPLICATION

Section 104 requires, when considering a resource consent application, that Council must, subject to Part 2, have regard to any actual or potential effects on the environment; any measure agreed or proposed by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any negative effects; any relevant provisions of a National Environmental Standard; other regulations; a National Policy Statement; a New Zealand Coastal Policy Statement; a Regional Policy Statement or proposed Regional Policy Statement; a plan or proposed plan; and any other matter the consent authority considers relevant and reasonably necessary to determine the application.

6.1 Assessment of Actual or Potential Effects on the Environment Under s104(1)(a)

6.1.1 Visual Landscape Effects

I have reviewed the proposed plans and photos of the site. The proposed walkway structure is comparable to the existing structures being replaced and other structures along the Korokoro Stream. The area is not visually prominent in the wider landscape or from any adjacent privately occupied areas.

I consider that the visual landscape effects are less than minor.

6.1.2 Changes to Plant and Animal Habitats

The construction methodology ensures that disturbance to the bed of the Korokoro Stream will be minimised and effects on the stream ecosystem and fish passage have been assessed under the Greater Wellington Regional Council resource consent WGN220130.

Condition of RM180336 ensure that these adverse effects are mitigated and I consider that the effects arising from changes to plant and animal habitats are less than minor.

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6.1.3 Potential Loss of Heritage

The applicant has proposed an accidental discovery protocol be implemented to ensure that any buried heritage uncovered is protected and the appropriate mana whenua and Heritage NZ Pouhere Taonga procedures are followed.

I consider that the effects arising from a potential loss of heritage are less than minor.

6.1.4 Changes to the Aesthetic, Recreational, Scientific, Historical, Spiritual, Cultural Values of Te Korokoro o Te Mana

The area is part of the public open space network and therefore has public benefit for it's aesthetic, recreational, scientific, historic, spiritual, and cultural value. This proposal will maintain these values by improving the access infrastructure of Te Korokoro o Te Mana.

I consider that the effects arising from changes to the values associated with Te Korokoro o Te Mana are positive.

6.1.5 Sediment Discharges from Earthworks

The construction methodology ensures that runoff from disturbed ground to the Korokoro Stream will be minimised. The existing resource consent RM180336 includes conditions requiring appropriate erosion and sediment control measures.

I consider that the effects arising from sediment discharged are less than minor.

6.1.6 Temporary Disruption from Construction

The applicant proposes to communicate any planned track closures as a result of the works through the Greater Wellington communications channels. These closures will be minimised to only those required to ensure health and safety requirements are complied with. The works are expected to take 8 weeks to complete and will be in place for many years.

There are no sensitive activities within close proximity that will be affected by construction noise, vibration or dust.

I consider the temporary effects from construction to be less than minor.

6.1.7 Risk to Life and Property from Natural Hazards

The cross sectional area of the Korokoro Stream will not be compromised by the walkway structure. The applicant has been careful to design to a structure that will not be damaged by flooding. Furthermore, this area is not inhabited or frequently visited.

The structures have been designed and will be constructed in accordance with the New Zealand Building Code. This will ensure that they are suitably resilient to damage from earthquakes.

I consider that the risk to life and property from natural hazards is less than minor.

6.1.8 Positive Effects

These maintenance works will enhance access to tracks within the Belmont Regional Park. This will have a positive social effects for the residents of Greater Wellington.

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6.1.9 Effects Assessment Conclusion

I consider the actual or potential effects on the environment to be acceptable for the reasons outlined above.

6.2 Assessment of the Relevant Provisions of the District Plan Under s104(1)(B)

6.2.1 Objectives and Policies of the District Plan

I consider the proposal is consistent with the relevant District Plan objectives and policies identified below:

- 7A 1.1.3 Regional Parks 14I 1.1 Natural Character
- 14E 1.1 Protection of Significant Natural, Cultural and Archaeological Resources
- 14I 1.2 Amenity, Cultural and Historical Values

The proposal is considered to be consistent with the above objectives and policies for the following reasons:

- The earthworks will maintain an existing track to provide for greater usability and recreational enjoyment of a popular walking track.
- The earthworks are limited in their extent to the minimum required to ensure that a suitable walking access is maintained.
- The area is not visible beyond the immediate area due to the existing vegetation and topography.
- The proposed works will improve access to the special visual amenity and landscape values of the Belmont Regional Park while also protecting them for future generations.

6.3 Substantive Decision

In accordance with s104B I have considered the application for a discretionary activity and have decided to grant the application subject to conditions under s108 and s220.

7.0 CONDITIONS OF RESOURCE CONSENT

The existing and revised condition is below:

7.1.1 RM180336 – <u>existing</u> consent condition 1:

That the proposal is carried out substantially in accordance with the information and approved plans (Plan entitled: 'Track Koro-koro Dam (to remove steps; new bridge)' and three accompanying sections) submitted with the application and held on file at Council.

7.1.2 Revised as per RM210617 – <u>amended</u> consent condition 1:

That the proposal is carried out substantially in accordance with all information and plans held by Council under consent number RM210617, which includes but is not limited to plans prepared by ABuild Consulting Engineers Ltd sheets s0 - s7 revision

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A dated 19-Dec-19 reference 12354 (total 8 sheets) for Proposed Bridge Replacement at Korokoro Stream Track Petone.

Processing Planner:

Ben Addington
Consultant Resource Consents Planner

Peer reviewer:

Charlie Hopkins
Principal Planner

Application lodged: 21/12/21
Application approved: 22/3/22
No of working days taken to process the application: 48

8.0 NOTES:

- In accordance with section 357 of the Resource Management Act 1991, the consent holder is able to object to the conditions of the consent. The consent holder must submit reasons in writing to Council within 15 working days of the date of this decision.
- The consent applies to the application as approved by Council. The consent holder should notify Council if there are changes to any part of the plans. Council may require that the consent holder submits a new resource consent application.
- The proposal has been assessed against the requirements of the city's District Plan. Bylaws may apply to the proposal that may require separate approval from Council before starting any site works. See huttcity.govt.nz for a full list of bylaws.
- The proposal has not been checked for compliance with the Building Act 2004. No associated building work should start without first getting a building consent.
- The consent is not a licence to create adverse effects such as unwarranted dust, noise or disruption. It does not change the legal duty to avoid, remedy or minimise such effects. Council may enforce the provisions of the Resource Management Act 1991 if the consent holder fails to meet this obligation.
- Failure to comply with an abatement notice may result in Council imposing an infringement fine or initiating prosecution.

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RM210617 - Site Plans

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21-29 Broderick Road, Box 13 273, Wellington 6440 N.Z.
Telephone (04) 478 3929, Facsimile (04) 478 3424
Email abuild@abuild.co.nz

When calling the office please quote reference 12354

Priority time for builders'/clients' queries 8.30am to 9.00am weekdays

DOCUMENT TRANSFER

Job No. 12354 -1

JOB : Proposed Bridge Replacement
JOB ADDRESS: Korokoro Stream Track
PETONE
ISSUED TO: Greater Wellington Regional Council
CLIENT ADDRESS: Box 40 847
UPPER HUTT 5140

DATE: 19-Dec-19

Copy sent to Territorial Authority
☐ YES
☑ NO
Hutt City Council
Address: Private Bag 31912
LOWER HUTT 5040
Fax: 569 4290

We are sending you herewith the following:

☑ PRODUCER STATEMENT ☑ DRAWINGS ☑ CALCULATIONS
☑ SPECIFICATIONS ☐ DRAFT SPECIFICATIONS ☐ SKETCHES

Number Off	Drawing Number		Description
# 1			Document Transfer 12354 - 1
# 1			Project Information 12354 - 2
# 1			Producer Statement 12354 - 3
# 1			Calculations 12354 - 4 to 12354 - 8
# 1	12354 - S 0		COVER SHEET
# 1	12354 - S 1	Rev A	SITE INVESTIGATION LOCATION PLAN
# 1	12354 - S 2	Rev A	SECTION A-A
# 1	12354 - S 3	Rev A	PROPOSED PLAN
# 1	12354 - S 4	Rev A	PROPOSED SECTION A-A
# 1	12354 - S 5	Rev A	TYPICAL DETAILS SHEET 1
# 1	12354 - S 6	Rev A	TYPICAL DETAILS SHEET 2
# 1	12354 - S 7	Rev A	HANDRAIL BARRIER DETAILS
#	-		
# 1	-		ANCHOR SPECIFICATION
#	-		
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SENT PER:
~~Mail~~
Email
~~Courier~~
Personal Delivery
Pick-up
Facsimile

Consent and Construction
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Signed: .....

NOTE: # = Documents Transmitted Herewith P = Documents Previously Transmitted

In addition to transmitting new documents for this job the Document Transfer contains a complete current list of previously transmitted documents. Please check these carefully on site.

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RM210617 - Site Plans

ABUILD™
Consulting Engineers Ltd
Geotechnical and Civil Engineers
21-29 Broderick Road, Box 13 273, Wellington 6440 N.Z.
Telephone (04) 478 3929, Facsimile (04) 478 3424
Email abuild@abuild.co.nz

PROJECT INFORMATION

Job:	Proposed Bridge Replacement	Client:	Greater Wellington Regio	Date
		Client Address:	Box 40 847	19-Dec-19
Job Address:	Korokoro Stream Track		UPPER HUTT 5140	
	PETONE	Client Phone:	021 213 0750	
Job Number:	12354	Client Email:	steven.fargher@gw.govt.nz	
Service Request #		Owner:	Greater Wellington Regional Council	

Territorial Authority:	Hutt City Council	Building Inspector (If known)
Territorial Address:	Private Bag 31912 LOWER HUTT 5040	
Territorial Fax:	569 4290	

	Designer		Design Check	Approval & Release
	PH		RS	RN Skilton

INPUTS

Architectural Drawing
NZ Standards and Product Data

OUTPUTS

Engineers' Drawings
Engineers' Calculations
Producer Statement

Professional Staff	Qualifications	Email Address	Position	Project Scope
RN Skilton	BE(Civil) Hons, NZCE (Civil) MIPENZ (Civil, Geotechnical) Chartered Professional Engineer	richard@abuild.co.nz	Director Geotechnical Engineer	Design Review
RJ Davidge	Dip Eng (UK) MIPENZ (Geotechnical) Chartered Professional Engineer	royston@abuild.co.nz	Geotechnical Engineer	
P Holdom	BE(Civil) Hons CPEng (BC, Canada)	pippa@abuild.co.nz	Senior Civil Engineer	
A Tucker	BSc (Geological Engineering) Hons MSc (Renewable Energy)	ashlin@abuild.co.nz	Engineering Geologist	
BJJ Hillis	NZCE (Civil)	ben@abuild.co.nz	Engineer	
D Bevan-Smith	BE(Civil) Hons NZ Diploma in Engineering	david@abuild.co.nz	Engineering Technician	
G Evans	Dip Civil	gareth@abuild.co.nz	Engineering Technician	
SAJ Taylor	BBS(Acc)	sally@abuild.co.nz	Operations Manager	

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RM210617 - Site Plans

12354 -3

ENGINEERING NEW ZEALAND | NEW ZEALAND INSTITUTE OF ARCHITECTS INCORPORATED | ACENZ

Building Code Clause(s).....

PRODUCER STATEMENT - PS 1 - DESIGN

(Guidance notes on the use of this form are printed on page 2)

ISSUED BY: **ABUILD™ Consulting Engineers Limited** *(Design Firm)*

TO: Greater Wellington Regional Council *(Owner/Developer)*

TO BE SUPPLIED TO: Hutt City Council *(Building Consent Authority)*

IN RESPECT OF: Proposed Bridge Replacement *(Description of Building Work)*

AT: Korokoro Stream Track PETONE *(Address)*

LOT: DP: SO:

We have been engaged by the owner/developer referred to above to provide specific engineering design services in respect of the requirements of Clauses(s) ..B1..... of the Building Code for:

[ ] All [X] Part only (as specified in the attachment to this statement), of the proposed building work.

The design carried out by us has been prepared in accordance with:

[ ] Compliance Documents issued by the Ministry of Buisness, Innovation & Employment ..B1/VM1..... *(verification method/acceptable solution)*

..... or

[ ] Alternative solution as per the attached schedule .....

The proposed building work covered by this producer statement is described on ABUILD™ Consulting Engineers Limited's Document Transfer dated 19-Dec-19 Job Number 12354 together with the specification, and other documents set out in the schedule attached to this statement.

On behalf of the Design Firm, and subject to:

I) Site verification of the following design assumptions .....

II) All proprietary products meeting their performance specification requirements;

I **believe on reasonable grounds** that a) the building, if constructed in accordance with the drawings, specifications and other documents provided or listed in the attached schedule, will comply with the relevant provisions of the Building Code and that b), the persons who have undertaken the design have the necessary competancy to do so. I also recommend the following level of construction monitoring/observation:

CM1 [ ] CM2 [ ] CM3 [✓]
CM4 [ ] CM5 [ ] (Engineering Categories) or [ ] as per agreement with the owner/developer *(Architectural)*

I, **Richard N Skilton** am: I am a Member of: [X] ENGINEERING NZ [X] CPEng
(Name of Design Professional)

The Design Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than. $ 500000
The Design Firm is a member of ACENZ [X] Yes

SIGNED BY: **Richard N Skilton** ON BEHALF OF **ABUILD™ Consulting Engineers Limited** *(Design Firm)*

Date: 19/12/2019 (signature) ..... CPEng# 186048

Note: This statement shall only be relied upon by the Buildng Consent Authority named above. Liability under this statement accrues to the Design Firm only. The total maximum amount of damages payable arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence) is limited to the sum of $ 500000

This form is to accompany **Form 2 of the Building (Forms) Regulations 2004** for the application of a Building Consent

PRODUCER STATEMENT PS1 October 2013

THIS FORM AND ITS CONDITIONS ARE COPYRIGHT TO ACENZ, ENGINEERING NZ AND NZIA

THIS CERTIFICATE EXCLUDES FOUNDATION CONDITIONS - TO BE CHECKED ON SITE

THIS CERTIFICATE IS ISSUED SUBJECT TO THE ARCHITECTURAL DESIGNER PLACING CURRENT BEAM SIZES AND KEY INFORMATION ON ARCHITECTURAL DRAWINGS BEFORE CONSENT IS ISSUED.

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RM210617 - Site Plans

ABUILD™
Consulting Engineers Ltd
Geotechnical and Civil Engineers

Client:	Greater Wellington Regional Council	Job No	12354 - 4
Job:	Proposed Bridge Replacement	Calculation Sheet	
Job Address:	Korokoro Stream Track PETONE	Date	18/12/19
		Designed	PH
		Checked	RS

Replace existing bridge with a supported path section where the bank has eroded due to the water path in this area.

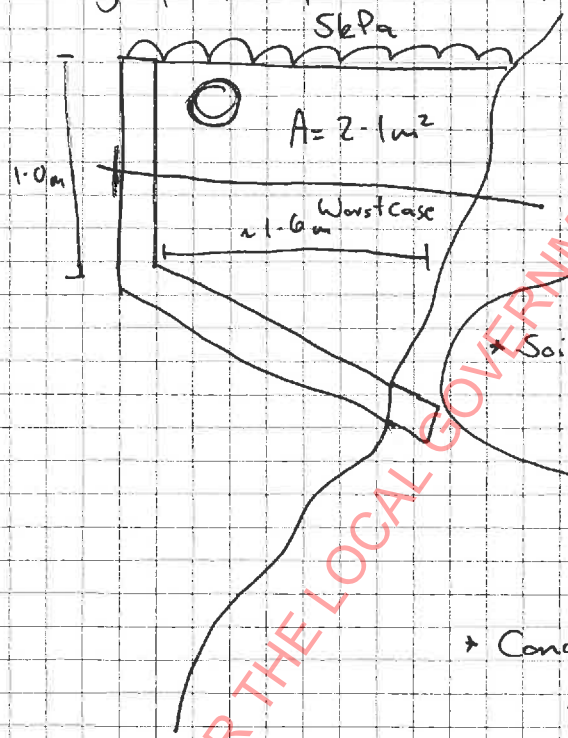
Concrete support to hold ground material built up for path. Concrete panels anchored back into rock face.

Existing abutments to remain as support for the pipe & tying into.

Water from bank must be released out drain holes & a blanket which sits against the bank.

ANCHORS

Anchors to support slab, must take weight of slab, material & loading & transfer it into the rock face



So loading →

* Loads for pedestrian bridges = 5kPa 1170 - same from DOC guidelines

* Soil backfill - $\gamma = 20 kN/m^3$

∴ 2.1 × 20 = 42kN/m

→ Supported area = 1.5m wide

So = 5 × 1.5 = 7.5kN/m

* Concrete self weight →

24 × 0.2 = 4.8kN/m

Dead load + live load →

$1.2 \times (42 + 4.8) + 1.5 \times 7.5 = 67.41 kN/m$

Consider an RB16 anchor in a 50mm hole - restricted access & difficult to bring things in so kept smaller

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Level 2, 21 - 29 Broderick Rd
Box 13 273, Johnsonville
Wellington 6440 N.Z.
Tel: (04) 478 3929
Fax: (04) 478 3424
Email: abuild@abuild.co.nz
Website: www.abuild.co.nz

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Client:	Greater Wellington Regional Council	Job No	12354 - 5
Job:	Proposed Bridge Replacement	Calculation Sheet	
Job Address:	Korokoro Stream Track	Date	18/12/19
	PETONE	Designed	PH
		Checked	RS

Rock skin friction ~ 350kPa

Bond Capacity = $\frac{1}{1.8} \times 350 \times \cos 10$ (10° angle)

= 191.5 kPa

∴ Strength in 50mm hole →

$191.5 \times 0.05 \times \pi$ = 30 kN/m

Length of anchor regr = $\frac{67.41}{30} \times 1.25$

= 2.8m if @ 1.0m spacing

RB16 anchor can take → $0.85 \times 500 \times \frac{\pi \times 16^2}{4}$ = 85.45kN OK

keep @ 1.0m spacings all along wall.

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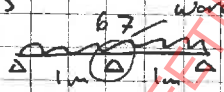
Client:	Greater Wellington Regional Council	Job No	12354 - 6
Job:	Proposed Bridge Replacement	Calculation Sheet	
Job Address:	Korokoro Stream Track PETONE	Date	9/12/19
		Designed	PH
		Checked	RS

DESIGN CONCRETE 'BEAM' / SURROUNDING SUPPORT

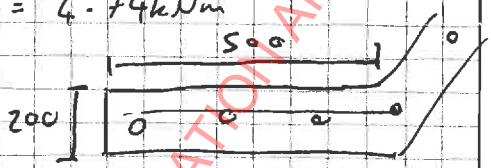
Total load - Dead load = 42 + 4.8 = 46.8 kN/m (soil + Selfweight)
- Live load = 7.5 kN/m pedestrians

⇒ 1.2 × 46.8 + 1.5 × 7.5 = 67.41 kN/m worst case.



$R = \frac{10wL}{8} = \frac{10 \times 67.4 \times 1}{8} = 84.3\ kN$ 2.5m largest span

$M = \frac{wL^2}{8} = 8.43\ kNm$ ← governs or $\frac{9wL^2}{128} = 4.74\ kNm$



Effective depth ⇒

$d = h - Cover - \phi/2$

$= 200 - 60 - 16/2$

$= 132mm$

Design bending

$K = \frac{M}{bdf'c} = \frac{8.43}{0.5 \times 0.2^2 \times 25}$

$= 0.01686$

$z = d\left[0.5 + \sqrt{\left(0.25 - \frac{K}{1.134}\right)}\right]$

$= 0.985d$

$= 130mm$

$x = \frac{(d - z)}{0.4} = 5.0mm$

Area of Tension steel required

$A_s = \frac{M}{0.87 f_y z} = \frac{8.43}{0.87 \times 500 \times 0.13}$

$= 149.0mm^2$

1-HD16 → $201mm^2$

4-HD16s → $804mm^2$

* As the beam extends up the side also & the 1.0m span is the largest believe that the 4 HD16s will be o/c. Also has support from anchors too.

* Anchors dont work directly @ the base meaning span is actually >1.0m

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Level 2, 21 - 29 Broderick Rd
Box 13 273, Johnsonville
Wellington 6440 N.Z.
Tel: (04) 478 3929
Fax: (04) 478 3424
Email: abuild@abuild.co.nz
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RM210617 - Site Plans

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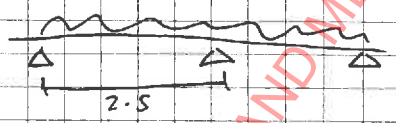
Geotechnical and Civil Engineers

Client:	Greater Wellington Regional Council	Job No	12354 - 7
Job:	Proposed Bridge Replacement	Calculation Sheet	
Job Address:	Korokoro Stream Track	Date	18/12/19
	PETONE	Designed	PH
		Checked	RS

Design to replace a pedestrian bridge ~~with~~ as a path to remove the need for structural checks

Check with the greater span between the existing abutments to provide some relief. → 2.5m



So same calcs as previous

$M = \frac{wL^2}{8}$ = 52.66kNm governs

$K = 0.105mm$

$Z = 0.896d$

$= 0.179mm$

$x_c = 52.5mm$

$\therefore A_s = \frac{M}{0.85 f_y Z} = \frac{52.66}{0.85 \times 500 \times 0.179}$

$= 676mm^2$ ⇒ 4 - HD16s required.

Go with this.

Level 2, 21 - 29 Broderick Rd
Box 13 273, Johnsonville
Wellington 6440 N.Z.
Tel: (04) 478 3929
Fax: (04) 478 3424
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RM210617 - Site Plans

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Box 13 - 273
Johnsonville
Wellington
Ph (04) 478 3929
Fax (04) 478 3424

Client:	Greater Wellington Regional Council
Job:	Proposed Bridge Replacement
Job Address:	Korokoro Stream Track
	PETONE

Job No.	12354
Page	8 of
Date	18/11/2019
Designed	PH
Checked	RS

VERSION 1.1 Jan-13

HANDRAIL BARRIER CALCULATIONS

WALL NAME / LOCATION

INPUTS PANEL

GWRC - 3.22.2b

POLE CENTRES	1.5	m			
F.O.S	1.5				
LOAD SHARING?	Y	Y/N	k1	1	
LOAD (SHARED)	0.375	kN/m	k2	3	
HEIGHT OF HAND BARRIER	1	m	k3	1.3	
DISTANCE TO FIRST BOLT	1.1	m	k4	1.14	
DISTANCE TO BOTTOM BOLT	1.4	m	k5	1	
DISTANCE BETWEEN BOLTS	0.3	m	k8	1	
POST BREADTH (b)	94	mm	k12	0.7	
POST DEPTH (d)	94	mm	k13	1	
BENDING STRENGTH (Fb)	11.7	MPa			

k FACTORS

	b	d	
TOP RAIL SIZE	100	50	mm
PANEL INFILL SIZE	32	140	mm
PAILINGS VERTICAL/HORIZONTAL	H		V/H
SPACING BETWEEN PAILINGS	280		mm

POST DEMAND

FORCE =	0.84	kN/Post
BENDING MOMENT =	0.93	kNm

CONNECTIONS

TOP BOLT	M12		12 mm dia. Qsk =	7.0
BOTTOM BOLT	M12		12 mm dia. Qsk =	7.0
NAIL DIAMETER	3.15	mm	TIMBER GROUP	J5
NAIL PENETRATION	35	mm		
NUMBER OF NAILS	2			
WASHER SIZE	50	mm		

BARRIER CONNECTED TO RETAINING PLANKS

CHECK POSTS FOR SIZE OF 94mm x 94mm

phi (ϕ)	0.8	
k1	1	
k4	1.14	
k5	1	
k8	1	
fb	11.7	MPa
Z	138431	mm^3
STRENGTH	1.48	kNm
DEMAND	0.93	kNm

1.477 > 0.93, POLE SIZE OK

CHECK TOP RAIL FOR SIZE OF 100mm x 50mm

phi (ϕ)	0.8	
k1	1	
k4	1	
k5	1	
k8	1	
fb	11.7	MPa
Z	41667	mm^3
STRENGTH	0.39	kNm
DEMAND	0.10547	kNm

0

0.39 > 0.10546875, TOP RAIL SIZE OK

CHECK BOLT SIZE OF M12

TOP BOLT IN TENSION:

MOMENT 1.18 kNm
FORCE 3.94 kN

phi (ϕ)	0.8	
As	84.3	mm^2
fut	400	MPa
STRENGTH	26.98	kN
DEMAND	3.94	kN

26.98 > 3.9375, BOLT SIZE OK

CHECK WASHER BEARING FOR SIZE OF 50 x 50mm

phi (ϕ)	0.7	
k1	1	
k3	1.3	
fp	8.8	MPa
Ap	2346	mm^2
STRENGTH	18.79	kN
DEMAND	3.94	kN

18.79 > 3.9375, WASHER SIZE OK

CHECK PANEL INFILL FOR SIZE OF 32 x 140mm

phi (ϕ)	0.8	
k1	1	
k4	1	
k5	1	
k8	1	
fb	7.5	MPa
Z	104533	mm^3

HORIZONTAL LOAD	1.0	kPa
SPAN	1.50	m
DIST. FROM UPPER AND LOWER PALING	1.00	m
HORIZONTAL LOAD x SPAN =	1	kN/m
MOMENT	0.25	kNm
STRENGTH	0.627	kNm
DEMAND (per pailing)	0.06	kNm

USING 32 x 140 INFILL POSTS, THERE ARE 4 PALINGS PER 1.5 m

0.6272 > 0.0618, PAILING SIZE OK

CHECK NAIL CAPACITY FOR DIAMETER OF 3.15mm

phi (ϕ)	0.7	
TIMBER GROUP	J4	
NAIL DIAMETER =	3.15	mm
NAIL PENETRATION	35	mm
NUMBER OF NAILS	2	
TOTAL FORCE =	0.50	kN
FORCE PER PAILING =	0.16	kN
	164	N

CLASS J4 @ 3.15mm 8.6 N/mm

= 210.7 N/Nail
2 Nails = 421.4 N

STRENGTH	421.4	N
DEMAND	164	N

421.4 > 163.9, NAIL STRENGTH OK

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RM210617 - Site Plans

SPECIFICATION FOR ANCHORS

KOROKORO STREAM BRIDGE REPLACEMENT

For:

Greater Wellington Regional Council

OUR REF 12354
DATE: Dec 2019

1.0 SCOPE OF WORK

This section of the specification covers materials to be supplied, installation and testing of retaining as detailed on ABUILD™ Consulting Engineers Limited's drawing sheets 12354-S1 Rev A to 12354-S8 Rev A.

2.0 GROUND CONDITIONS

The Contractor shall make their own assessment of the site and satisfy themselves that ground conditions and access are suitable to carry out the work.

3.0 MATERIALS

3.1 Rock Anchors

Rock anchors shall be 16mm diameter as specified on drawings and must be, high tensile deformed Reidbars, Grade 500 MPa with not less than 100 micron thickness of zinc coating all over, or as specified in AS/NZS 4680:1999.

3.2 Grouting

The water cement ratio of the grout shall not exceed 0.45. The minimum 28 day strength of the grout shall be 30 MPa. Cements used for grouting shall comply with NZS 3122:1995. Grout shall consist of ordinary Portland cement and water. Water for grouting shall comply with NZS 3121:1986. Admixture shall not be used without Engineers prior approval.

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RM210617 - Site Plans

4.0 DRILLING OF ANCHOR HOLES

4.1 Drilling

Rock anchor holes shall be 50mm diameter as specified. All anchor holes shall be drilled with standard precision machinery of sufficient speed and capacity to produce a clean hole, true to line and gradient as specified. All anchor holes are detailed on the design drawings, and shall be inclined below the horizontal and drilled to the lengths specified.

All anchor holes shall be thoroughly cleaned to remove dirt and loose fragments prior to grouting and the installation of anchors.

Deviation in hole alignment shall not exceed 1 in 20 and deviation from straight shall not exceed 50 mm over the full anchor length.

4.2 Documentation

The Contractor shall make a drilling log for each anchor and shall record the following information:

a) Anchor location;
b) Date and time of anchor installation (start and finish);
c) Depth, diameter and inclination of hole;
d) Bar length including debonded portion;
e) Method of drilling hole;
f) Method of cleaning hole;
g) Ground conditions including any seepage details;
h) Volume of grout estimated;
i) Volume of grout actually placed.

The drilling record should be kept and made available to the Engineer as and when required, but prior to starting the next stage of work.

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Level 2, 21 – 29 Broderick Road, Box 13 273, Wellington 6440
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RM210617 - Site Plans

5.0 ANCHOR TESTING

If requested by the Engineer one anchor per row shall be load tested in accordance with the following:

- BS EN 1997-1:2004. Eurocode 7: Geotechnical Design, Part 1 General Rules.

- FIP Recommendations for the Design and Construction of Pre-stressed Ground Anchorages, April 1996.

The anchor to be tested shall be grouted over a 2.8 metre length at the end of the anchor as per the standard details shown on the drawings. The grout shall be cured for at least seven days prior to carrying out load testing. All anchors are to be tensioned and load locked off in accordance with the standard/document outlined above.

The actual test anchor load shall be calculated by the Engineer prior to carrying out load testing. Displacements of the anchor under incremental loading shall be recorded with a dial gauge to ensure accurate readings.

6.0 COMPLETION

The site is to be left in a tidy condition following the completion of construction work. All rubbish, debris and unused materials are to be removed from site by the Contractor.

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RM210617 - Site Plans

DRAWING INDEX FOR THIS ISSUE

(REFER DOCUMENT TRANSFER FOR MASTER LIST)

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12354 - S 2 Rev A	SECTION A-A
12354 - S 3 Rev A	PROPOSED PLAN
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Consulting Engineers Ltd

Geotechnical and Civil Engineers

GEOTECHNICAL ENGINEER'S

SPECIFIC DESIGN DETAILS

Job:	Proposed Bridge Replacement
Job Address:	Korokoro Stream Track PETONE
Job Number:	12354
Owner:	Greater Wellington Regional Council
Date:	19-Dec-19
Sheets:	8

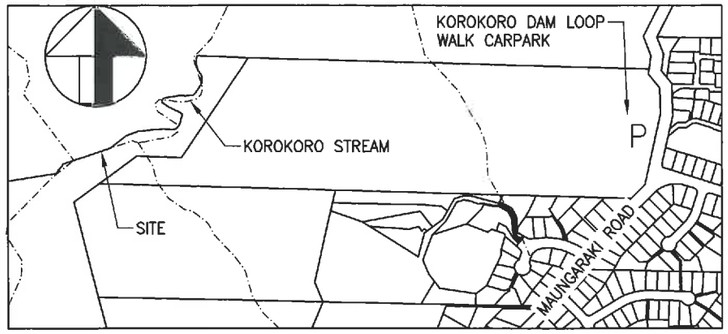
When calling the office please quote reference 12354

Priority builders'/clients' time for queries 8:30am to 9:00am weekdays

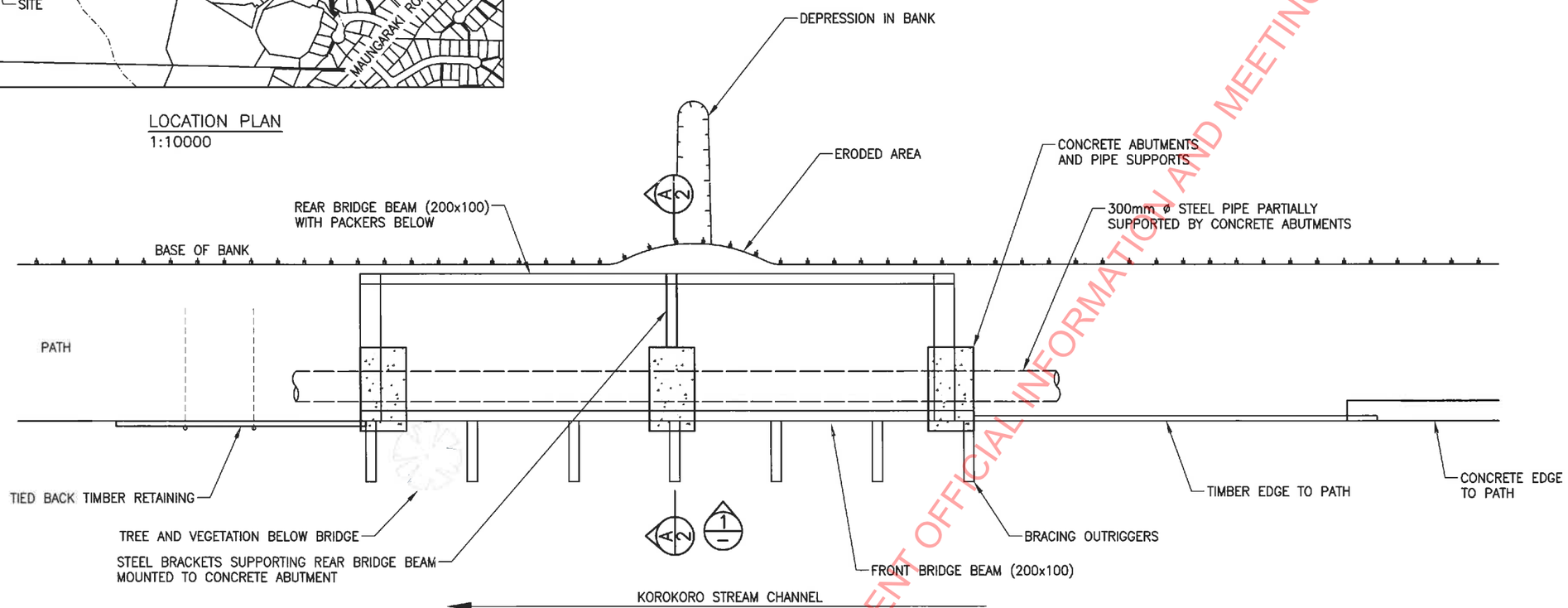
ABUILD™ Consulting Engineers Limited

2nd Floor, 21-29 Broderick Road, Box 13 273, Johnsonville, Wellington 6440

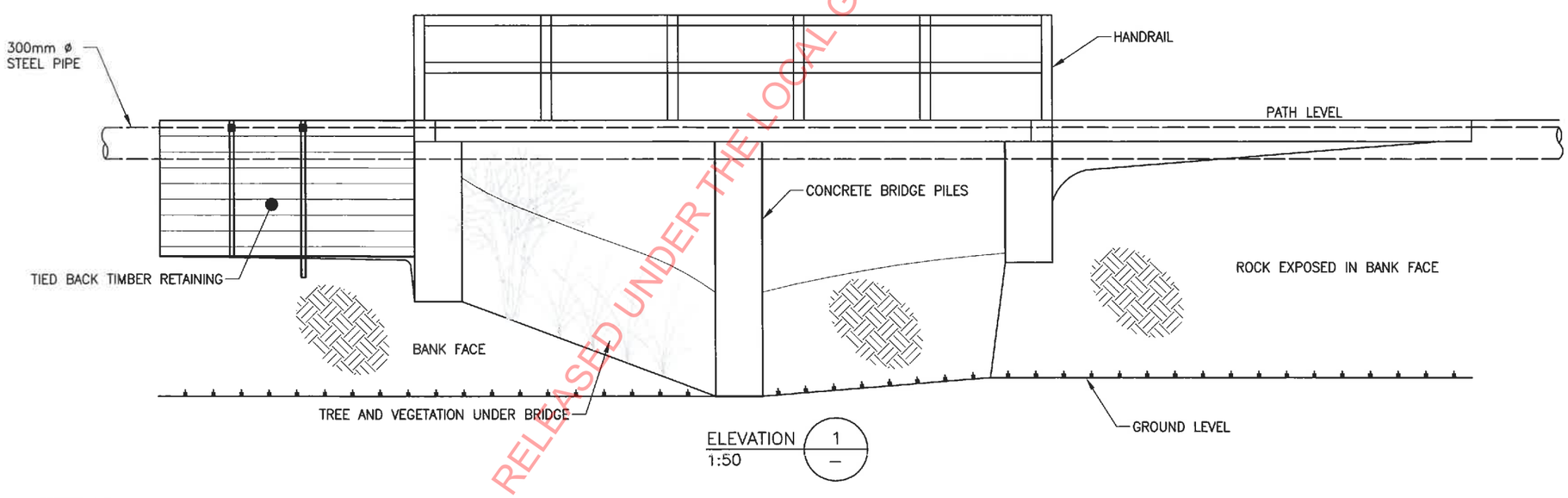
Telephone: (04) 478 3929, Facsimile: (04) 478 3424, email: abuild@abuild.co.nz



LOCATION PLAN
1:10000



SITE INVESTIGATION PLAN
1:50



ELEVATION 1/— 1:50

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NOTES:

1. DIMENSIONS AND LOCATIONS ARE APPROXIMATE ONLY.

Rev	Date	By	Reason	Approval

Job Proposed Bridge Replacement
Job Address Korokoro Stream Track PETONE

Client Greater Wellington Regional Council
Owner GWRC

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Geotechnical and Civil Engineers
Member of the Association of Consulting Engineers NZ
Box 13 273 Johnsonville Wellington
Phone (04) 478 3929
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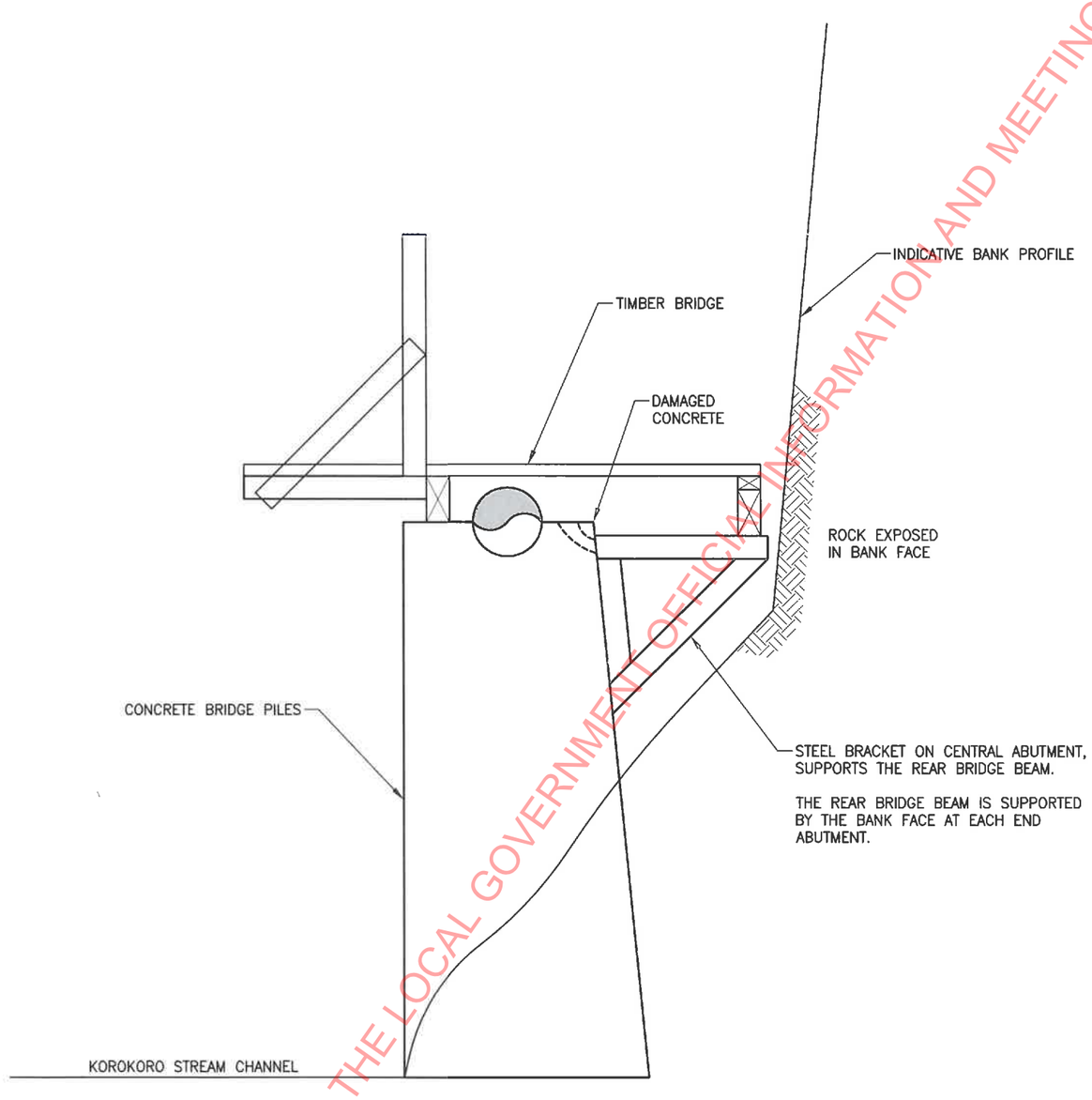
Sheet Title

SITE INVESTIGATION LOCATION PLAN

Job No	Sheet	Rev
12354	S1	A



SECTION A / S1
1:25

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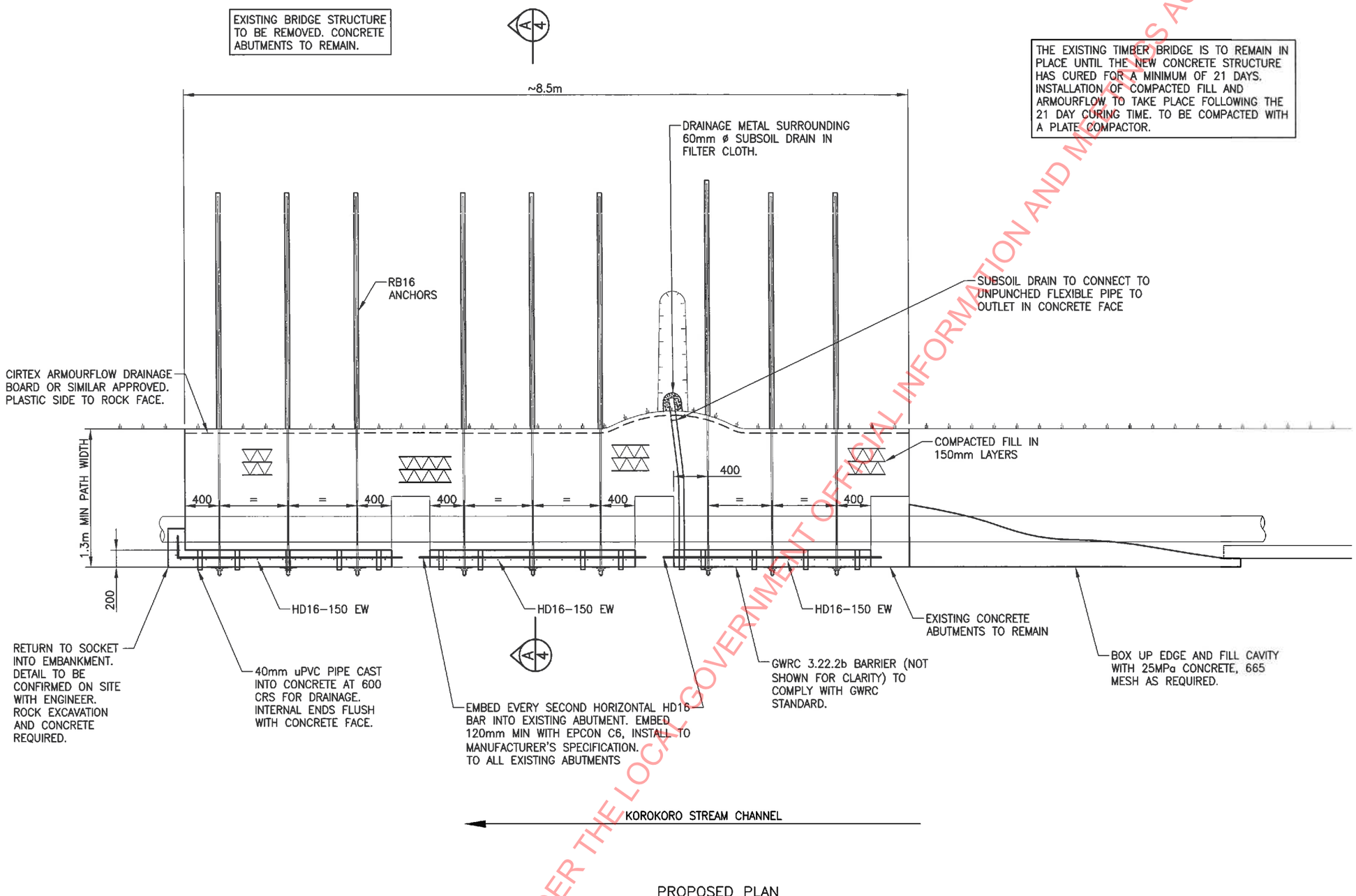
Sheet Title

SECTION A–A

Job No	Sheet	Rev
12354	S2	A



PROPOSED PLAN
1:50

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3. ALL PROPRIETARY PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION SPECIFICATION
4. CONFIRM THE LOCATIONS OF ALL SERVICES WITH SERVICE OWNERS PRIOR TO THE START OF CONSTRUCTION.

Rev	Date	By	Reason	Approval

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Job Address	Korokoro Stream Track PETONE
Client	Greater Wellington Regional Council
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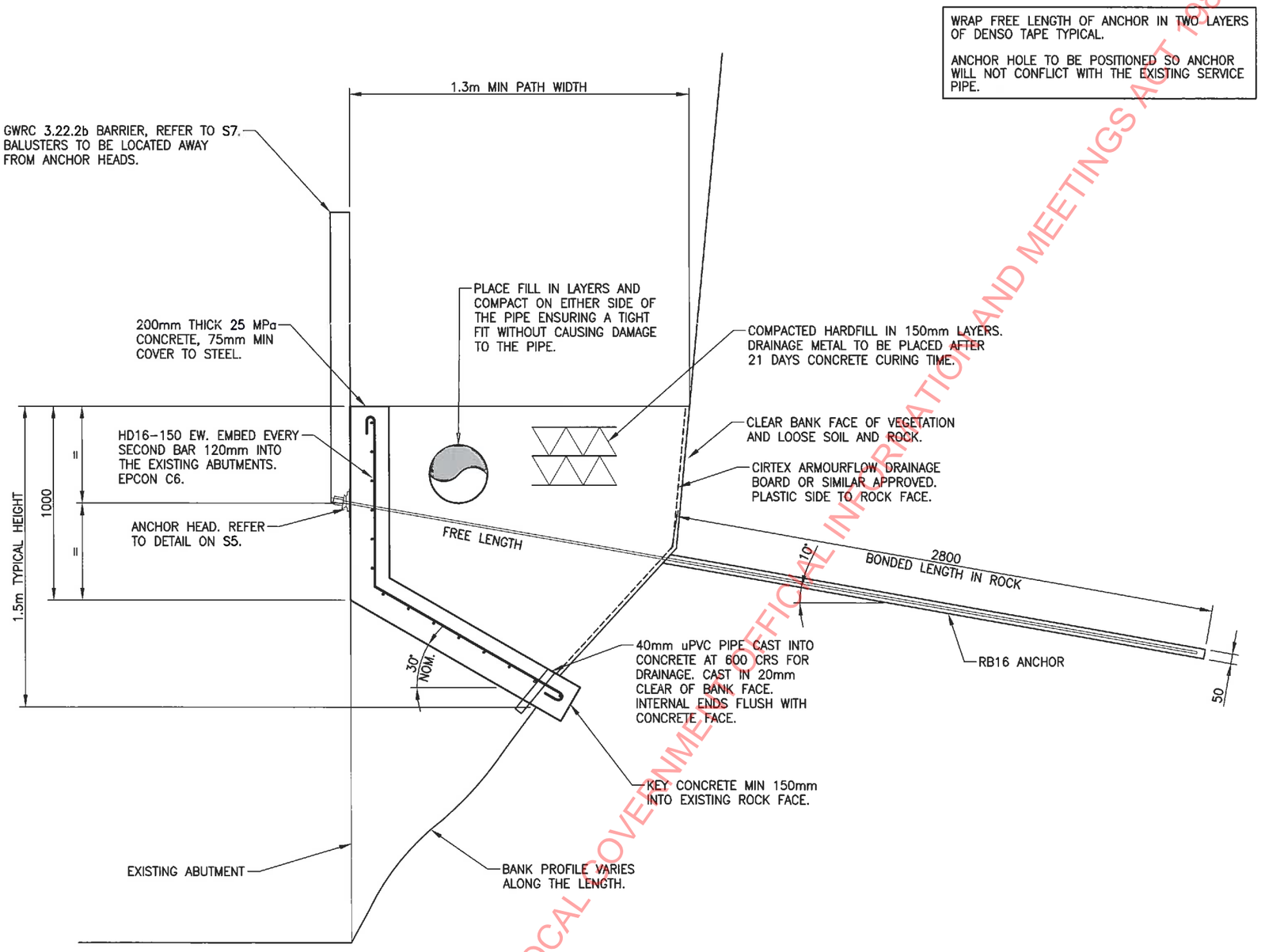
Sheet Title

PROPOSED PLAN

Job No	Sheet	Rev
12354	S3	A



SECTION A / S3
1:25

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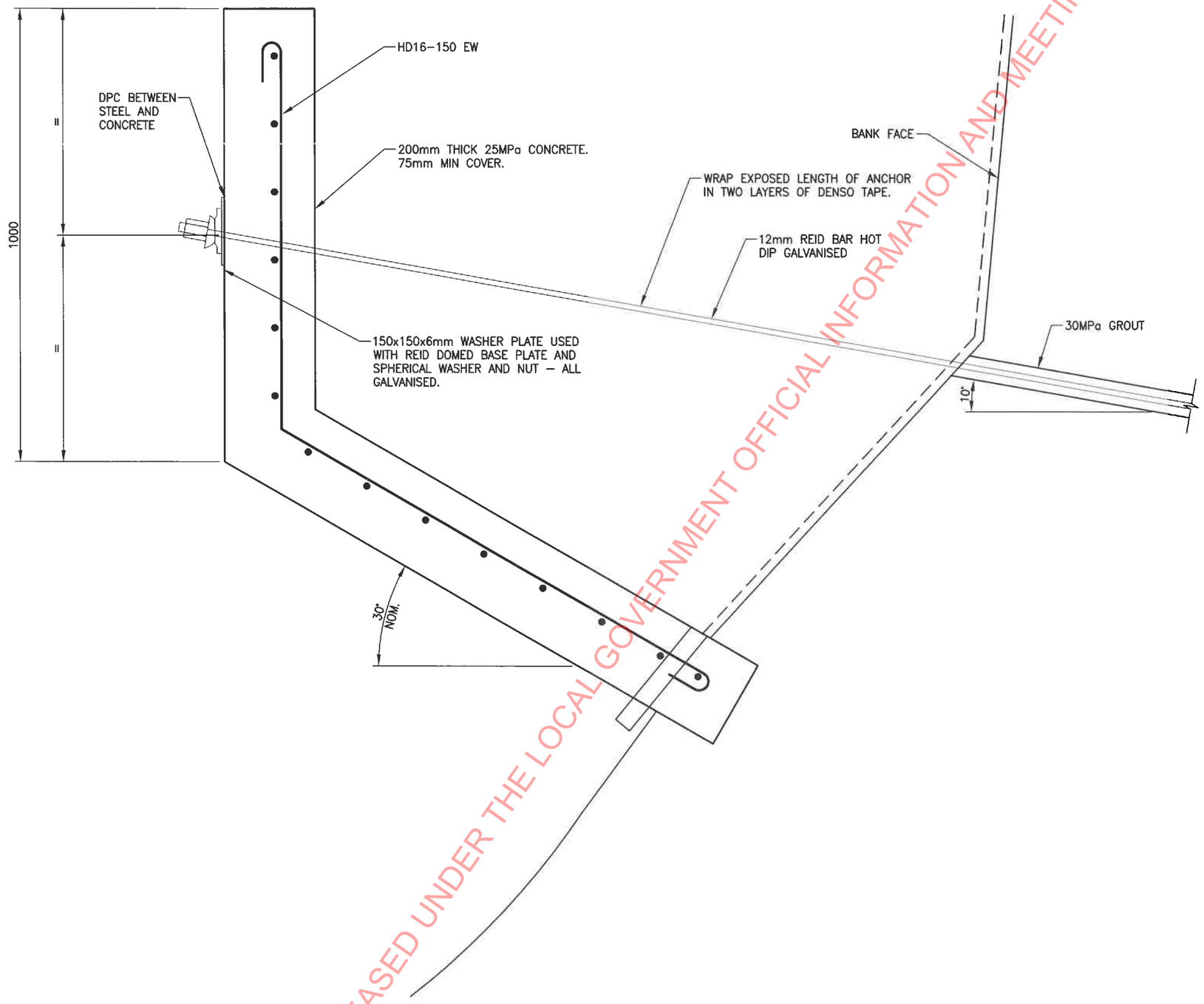
Sheet Title

PROPOSED SECTION A–A

Job No	Sheet	Rev
12354	S4	A

ANCHORS TO BE LOCKED OFF AT 10kN AFTER CONCRETE FACE IS CURED

ALL STEEL TO BE HOT DIP GALVANISED



TYPICAL ANCHOR HEAD DETAIL
1:10

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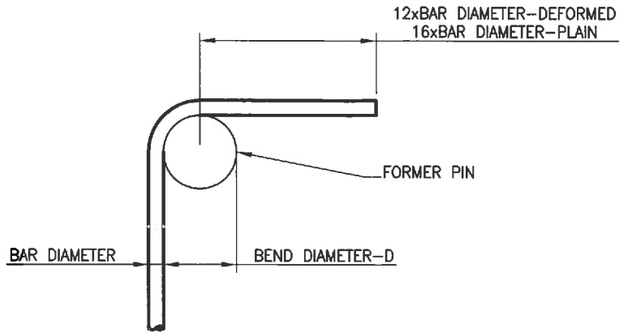
Sheet Title

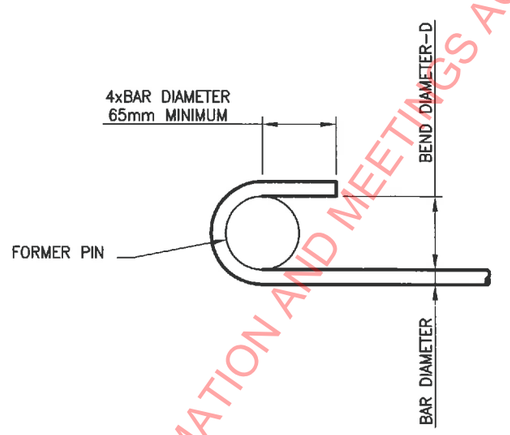
TYPICAL DETAILS
SHEET 1

Job No	Sheet	Rev
12354	S5	A

REFER NZS 3109:1997 Amendment No 1
'CONCRETE CONSTRUCTION'



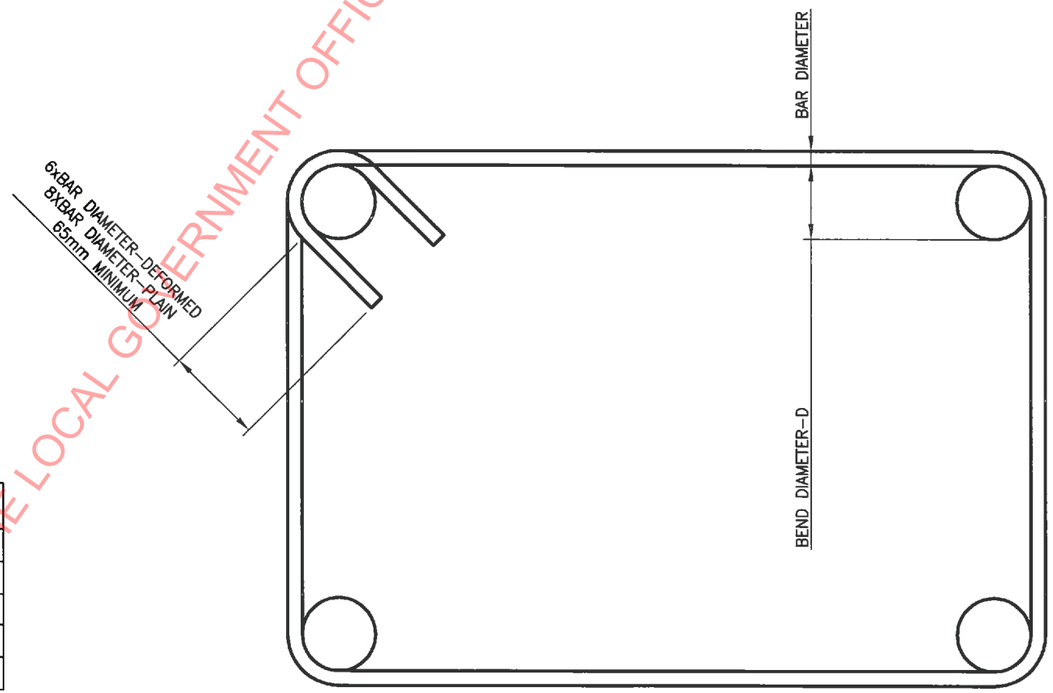
STANDARD BEND
1:5



STANDARD HOOK
1:5

BAR TYPE	BAR DIAMETER, (mm)	MINIMUM BEND DIAMETER, D (mm)	
		PLAIN BARS	DEFORMED BARS
STIRRUPS AND TIES	6–20	2D	4D
	24	3D	6D
ALL OTHER BARS	6–20	5D	5D
	24–40	6D	6D

MINIMUM RADII OF REINFORCEMENT BENDS



STANDARD STIRRUP OR TIE
1:5

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Rev	Date	By	Reason	Approval

Job Proposed Bridge Replacement
Job Address Korokoro Stream Track
PETONE

Client Greater Wellington Regional Council
Owner GWRC

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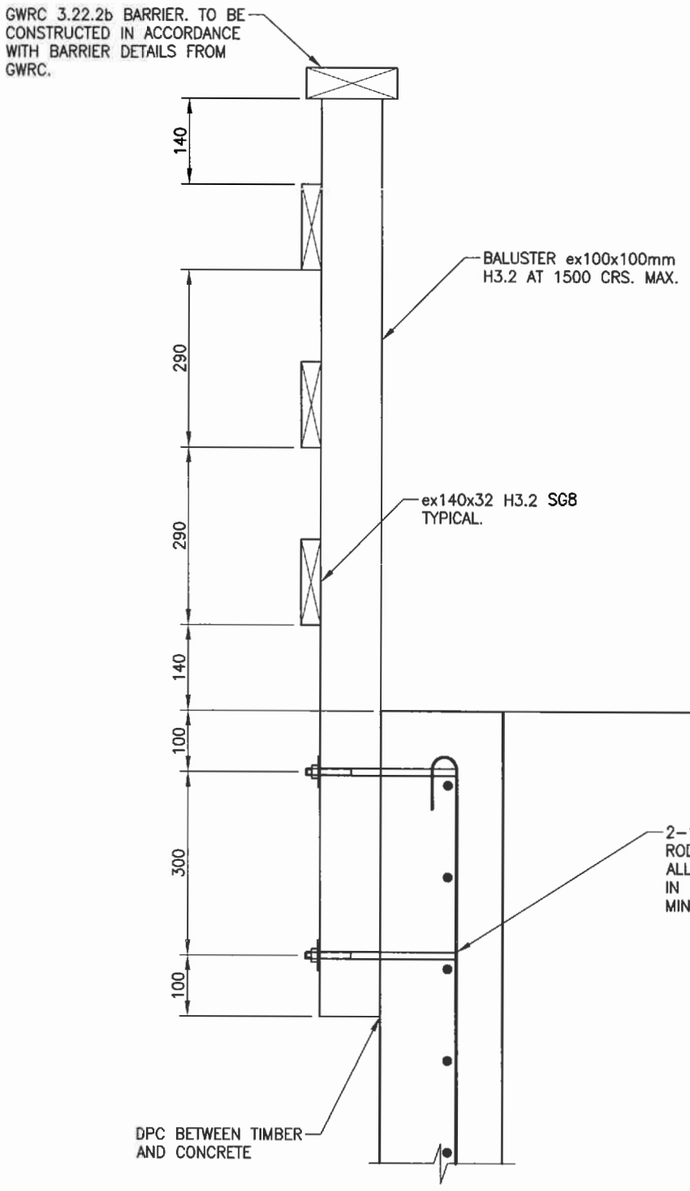
TYPICAL DETAILS
SHEET 2

Job No	Sheet	Rev
12354	S6	A



TYPICAL BARRIER DETAIL
1:10

ALL BOLTS AND WASHERS TO BE STAINLESS STEEL

BALUSTERS TO BE LOCATED AWAY FROM ANCHOR HEADS.

CONSTRUCTION NOTES:

1 TOP RAILS

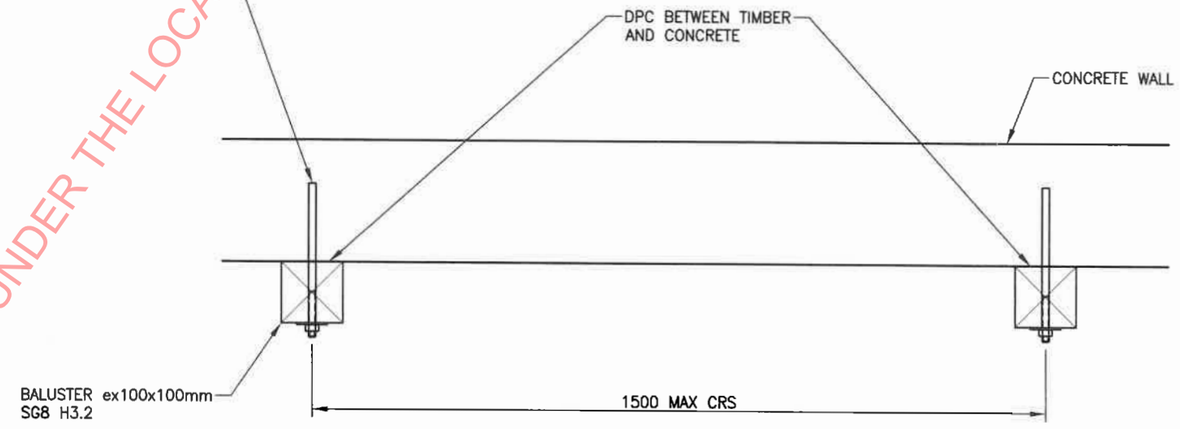
AS PER GWRC 3.22.2b BARRIER DESIGN DETAILS.

2 TIMBER MOISTURE CONTENT

3.1 TIMBER IN BALUSTERS AND ELEMENTS TO WHICH THEY ARE CONNECTED SHOULD BE INSTALLED AT SIMILAR MOISTURE CONTENTS. THE MOISTURE CONTENT SHALL NOT EXCEED 20%.

4 BARRIERS EXPOSED TO THE WEATHER SHALL HAVE:

A) ALL TIMBER TREATED TO AT LEAST HAZARD CLASS H3.2 AND H5 IN ACCORDANCE WITH NZS 3640:2003, AS SHOWN ON THE DRAWINGS.



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Rev	Date	By	Reason	Approval

Job	Proposed Bridge Replacement
Job Address	Korokoro Stream Track PETONE
Client	Greater Wellington Regional Council
Owner	GWRC

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Sheet Title

HANDRAIL BARRIER DETAILS

Job No	Sheet	Rev
12354	S7	A

DECISION: Resource Consent Officers Report RM200143 (365772)
DATE: 23.06.20

Hutt City Council
30 Laings Road
Private Bag 31912
Lower Hutt 5040
New Zealand
www.huttcity.govt.nz
T 04 570 6666
F 04 569 4290

RM number: RM200143
Date: 23 June 2020
Applicant: Greater Wellington Regional Council
Agent: Urban Edge Planning Limited
Address: Suite 1B, Bouverie Street, Petone
Attention: Anna Hanson

Alicia Todd
Environmental Consents
T 04 570 6902
alicia.todd@huttcity.govt.nz
Our reference:RM200143

APPROVAL OF RESOURCE CONSENT TO CONSTRUCT AND OPERATE A VISITOR ACCOMMODATION FACILITY AT 1582 COAST ROAD WAINUIOMATA COAST 5373 (PT LOT (RES) 1 DP 72418)

Council granted consent for the following reasons:

- The proposed additions and alterations do not significantly impact the building bulk or visual amenity of the application site.
- The proposed toilet block and access track will enhance the significant natural, cultural and archaeological resources onsite, through creating a defined space for walking and toileting for use by the public, in turn minimising stress on the surrounding environment.
- Surrounding properties are sufficiently setback and screened such that effects associated with visual impact, noise, traffic and construction will be reduced to an effect deemed less than minor.
- Advice has been obtained from Greater Wellington Regional Council's Terrestrial Ecologist with regard to Significant Natural Resource 9(a) in the District Plan. This advice indicates that the works onsite will not damage or interfere with black-backed gulls near the application site.
- The construction effects will be limited in duration and area considered to be comparable to those that could arise from a permitted activity on the subject site.
- Conditions imposed under Section 108 of the Resource Management Act 1991 will control, mitigate and remedy any environmental effects caused by the proposal.
- The proposal is consistent with the policies and objectives of the city's District Plan.
- Council has given due regard to the New Zealand Coastal Policy Statement, any national, regional or proposed regional policy statement and any other regulations in reaching its decision. Council considers there are no other relevant matters that need to be dealt with.
- The proposal is consistent with the purposes and principles of Part II of the Resource Management Act 1991.

RELEASED UNDER THE LOCAL GOVERNMENT OFFICIAL INFORMATION AND MEETINGS ACT 1987

1. PROPOSAL

Resource consent is sought to refurbish and convert two existing buildings on the site at 1582 Coast Road, Wainuiomata, for use as visitor accommodation. The dwellings will be used by visitors to the Baring Head lighthouse and surrounding area, and will be operated using a booking system managed by Greater Wellington Regional Council.

Works involve the erection of two free-standing information signs at the entrance to the existing onsite generator building. These signs will measure 1m x 2m each, and will be built into a concrete base. The signs will be constructed onto a metal frame clad with perforated aluminium panels, with vinyl text.

Ancillary to the accommodation buildings, it is proposed to construct an access ramp and undertake minor external alterations to the generator building. A two-unit toilet block is also proposed, equipped with two basins and toilets. The block will be constructed using weatherboard-look cladding with a gable roof.

Minor earthworks are proposed to prepare the site for servicing connections, including water, sewer and stormwater services, and to recontour the pedestrian access track to the buildings from the car park. Some minor vegetation clearance, including removal of deadwood and weed species is also required.

2. SITE DESCRIPTION

The site is located at 1582 Coast Road, Wainuiomata Coast. It has an area of 10.58ha and is irregular in shape. Located within the East Harbour Regional Park, the site is located adjacent to the coastal marine area and Baring Head lighthouse. The area of the site specific to the application activity is shown in **Figure 1** below.

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Figure 1: Application site area

The site is sloped southward, and is characterised by rolling farmland to the north and east. To the south and west is the coastal marine area, with a sharp cliff face separating the application site with the sea. The application area has several existing buildings, traditionally used as lighthouse keeper accommodation although currently vacant, a generator building, garage, and several smaller accessory buildings and structures. The Baring Head lighthouse is located south of the existing buildings.

North of the existing dwellings is a shelterbelt composed of large, mature trees. This effectively screens much of the buildings when viewed from north of the site.

Access to the site is via Coast Road, before following an unsealed gravel road to the car parking area, and then a pedestrian access track to the site itself. A legal right of way provides access to the site directly to the north, however this will not be used by visitors to the site given that it is for management purposes only.

Located within the General Recreation activity area, the site has a number of District Plan notations. These include:

- Significant natural resource site 9 (*coastal environment, general)*
- Significant natural resource site (9a. *Baring Head: only mainland Black-Backed Gull colony in the region. Two uplifted marine terraces of regional/national significance*)
- Significant natural resource site (9c. *Baring Head Scarp: Shrubland and forest on coastal scarp, with grassland on duneland. Plant – Arthropodium cirrhatum, Muehlenbeckia astonii and Scandia geniculate. Invertebrate – Māori cicad*)
- Significant archaeological resource site (37. *Cave with midden*)

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The approximate location of these features with respect to the application is shown in **Figure 2** below. The works are not located on or within the boundaries of any known significant cultural or archaeological resource site although it is acknowledged that the exact location of such features can be ambiguous. The works are also not explicitly located on or within the boundary of Significant Natural Resources 9(c), being located down the coastal bank.

Figure 2: Location of District Plan special features. Significant natural resource site (a) shown in black centre right. Significant natural resource site (c) shown bottom left in black, overlain atop of significant archaeological resource shown in red point bottom left.

The application site is legally described as Part Lot 1 DP 72418, contained in record of title 556278. The title is subject to the following interests:

- Right of way and water easement created by Transfer 218019
- Right of way created by Transfer 218022
- Subject to right of way over part marked A on DP 72418 specified in Easement Certificate B209789.2
- Right of way created by Transfer B317400.1
- Subject to the Reserves Act 1977

The interests identified will not encroach on the applicant's ability to undertake the proposal and hence will not be considered further.

3. RELEVANT PLANNING RULES AND REGULATIONS

District Plan

The District Plan is the appropriate planning instrument with which to assess the proposal. Rules relating to the General Recreation activity area, which this proposal falls within, are contained in chapters 7A (general recreation), 14B (signs) and 14E (significant natural, cultural and archaeological resources).

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The proposal requires resource consent for the following District Plan non-compliances:

- *Rule 7A 2.1(a): Recreation activities and ancillary activities are permitted subject to compliance with conditions (a) – (l).*
  The proposal is non-compliant with condition (l) due to a breach of Rule 14B 2.1.2(c). Use of the buildings and site for visitor accommodation, and associated earthworks and landscaping, is also not permitted under this rule.

- *Rule 7A 2.2(d): All buildings and structures in the Belmont Regional Park or the East Harbour Regional Park are restricted discretionary activities.*
  The site is located within the East Harbour Regional Park, and hence modifications to and construction of buildings onsite require resource consent under this rule.

- *Rule 14B 2.1: Signs in all activity areas are permitted activities, subject to compliance with permitted activity conditions.*
  The proposal is non-compliant with permitted activity condition 14B 2.1.2(c), due to the total area of signs on the site being 4m^2.

- *Rule 14E 2.2(b): Any activity or site development works identified on or within the boundaries of a significant natural resource (SNR), listed under the heading 'Significant Natural Resources' in Appendix Significant Natural, Cultural and Archaeological Resources 1 and shown on the Map Appendices Significant Natural, Cultural and Archaeological Resources 1A, 1B, 1C and 1D and Significant Natural Resource 9 – Coastal Environment 2A, 2B and 2C,with identified exceptions, is a restricted discretionary activity.*
  The proposal requires that works be undertaken within the boundary of SNR 9(a), being a mainland Black Billed Gull colony and marine terraces of regional and national significance. Works undertaken in the wider coastal environment identified as SNR 9 are excluded from assessment in accordance with 14E 2.2(iii). SNR 9(c) is located a sufficient distance from the application area to not be identified as on or within the boundary of the resource.

I consider the proposal to be a restricted discretionary activity under Rules 7A 2.2(d) and 14E 2.2(b), and a discretionary activity under Rules 7A 2.3(a), 7A 2.3(b), and 14B 2.3(a)(i). When the principle of bundling is applied, the overall activity status of the proposal is discretionary.

National Environmental Standards

The onsite generator is likely to have historically been powered by diesel stored in drums onsite. This is an activity identified under the Ministry for the Environment Hazardous Activities and Industries List (HAIL), under identifier A.17.

The proposal does not disturb soil in quantities exceeding the permitted activity threshold under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS). All permitted activity requirements of clause 8(3) being met during the construction phase.

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Consequently, consent is not required under the NESCS for use of the generator building as an information hub.

The proposal does not require assessment under any other National Environmental Standards.

4. PERMITTED BASELINE

It is appropriate to disregard adverse effects of the activity on the environment or on any persons, if the effects are comparable to the permitted baseline.

The District Plan permits activities and works associated with the protection, preservation, enhancement and conservation of significant natural, cultural and archaeological resources. For purposes of this assessment, it is considered that the construction of the access track and the construction of the toilet block meet this definition. This is because the walking track will concentrate visitor movements to a defined space, minimising stress on the surrounding environment, and the public toilets will provide a contained space for public toileting, again minimising stress on the surrounding environment.

The permitted baseline is not considered relevant when assessing the proposed building works, water tanks, earthworks and landscaping as consent is required for any activity that is not a recreational activity. Consent is also required for all buildings and structures in the East Harbour Regional Park.

5. NOTIFICATION ASSESSMENT

Council must assess any resource consent application under section 95 of the Resource Management Act 1991 to determine whether a resource consent application should be notified. The Resource Management Act 1991 details a four step process that must be followed, and triggers or precludes notification of applications in certain circumstances. The sections below follow the four step process for public notification (under section 95A) and limited notification (under section 95E).

5.1 - PUBLIC NOTIFICATION STEPS – SECTION 95A

Pursuant to section 95A of the Resource Management Act, this section follows the 4 step process to determine if public notification is required.

Step 1 - Public notification is mandatory in certain circumstances

Public notification is mandatory in certain circumstances.

Has the applicant requested public notification?	No
Is public notification required under s95C?	No
Is the application made jointly with an application to exchange recreation reserve land under s15AA of the Reserves Act?	No

Public notification is not mandatory under step 1.

Step 2 - Public notification is precluded in certain circumstances

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If public notification is not required under step 1 it may be precluded in certain circumstances (unless special circumstances apply under step 4).

Are all activities in the application subject to a rule in a Plan or National Environmental Standard precluding public notification?	No
Is the application for one or more of the following (but no other) activities? ▪ A controlled activity ▪ A residential activity with a restricted discretionary or discretionary activity status ▪ A subdivision of land with a restricted discretionary or discretionary activity status ▪ A boundary activity with a restricted discretionary, discretionary or non-complying activity status ▪ An activity prescribed by regulation made under s360H(1)(a)(i) precluding public notification (if any)	No

Public notification is not precluded under step 2.

Step 3 - Public notification is required in certain circumstances

If public notification is not precluded under step 2, public notification may be required in certain circumstances.

Is any activity in the application subject to a rule in a Plan or National Environmental Standard that requires public notification?	No
Does the activity have, or is likely to have, adverse environmental effects that are more than minor in accordance with s95D?	No (see assessment below)

Does the activity have, or is likely to have, adverse environmental effects that are more than minor in accordance with s95D?

Public notification is required under step 3 if the activity will have or is likely to have adverse effects on the environment that are more than minor.

This application is for a discretionary activity, meaning all effects considered relevant to the proposal can be considered. These are considered to be:

- Visual amenity and character effects
- Ecological effects
- Noise effects
- Traffic and parking effects
- Temporary construction effects

When considered the effects under s95D for the purpose of public notification, effects on all persons who own or occupy the subject site or any land adjacent to the subject site must be disregarded. For the purposes of this assessment, this includes effects on residents of the following properties:

- 1578 Coast Road
- 1584 Coast Road

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- 1580 Coast Road
- 1700 Coast Road

The adverse effects on the environment and all other persons are considered to be less than minor for the following reasons:

- The existing site has a developed, built up character, with the presence of three onsite existing dwellings, surrounding by environmental monitoring and telecommunications infrastructure. The proposed onsite alterations and additions do not significantly alter the building bulk or visual amenity onsite.
- Visitors to Baring Head lighthouse and the application site will observe a change in the character of the site, towards a tourism-based facility with signage and an information hub. When assessed against the existing, neglected character of the site, the proposed works will improve the onsite character and hence effects on transient visitors to the site will be less than minor. It is also noted that in terms of activity levels, while these will increase as a result of the proposal, the site is currently a destination for tourists and visitors given the historic values associated with the lighthouse, surrounding landscape and natural/cultural features whereby visitors to the site and area are not uncommon.
- Users of the coastal environment will not be able to see the application site from the beach, due to the site being located at the top of a steep cliff face. Any visual amenity impacts on users of the coastal beach environment will therefore be negligible.
- Greater Wellington Regional Council's Team Leader – Terrestrial Ecosystems, has stated that the black-backed gull nesting colony identified as SNR9(a) in the District Plan is not entirely accurate, with the species having substantial breeding colonies on offshore islands that are adequate for the persistence of this species. Greater Wellington Regional Council stated that black-backed gulls are "*often considered a pest and threaten survival of other bird species such as banded dotterel*". Effects from the proposal on SNR9(a) are hence deemed less than minor.
- Day-time noise effects are considered to be comparable to that currently emitted by transient visitors to the Baring Head lighthouse. Night-time visitors will exceed that currently using the site for recreational purposes; however will be limited to a maximum of 12 visitors. A condition has been proffered by the applicant requiring that music be played indoors at all times. The existing and proposed shelterbelt will also absorb noise emissions. Overall, noise effects from the proposal on all persons will be less than minor.
- The applicant has stated that maximum of 7 vehicles will access and park onsite for the purposes of using the proposed visitor accommodation at any one time. These vehicles will access the site via a formed access track across land owned by Greater Wellington Regional Council, and will park on an existing flat site. This will minimise conflict between pedestrians visiting Baring Head lighthouse and vehicles accessing onsite visitor accommodation. It is also noted that access for vehicles is controlled via a locked gate which provides checking in to gain access to the site which will also provide an element of control for vehicles access the application site. As a result, traffic and parking effects will be less than minor.
- Construction and earthworks effects will be limited in scale and duration. The applicant has indicated that earthworks will be undertaken according to best practice to minimise

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adverse effects associated with dust, runoff, and erosion. Some of these works are considered comparable to the permitted baseline for works undertaken solely for the purpose of enhancing the recreational environment. Given the temporary nature of construction works I consider the effects associated with construction and earthwork will be less than minor.

Public notification is not required under step 3.

Step 4 – Public notification is required in special circumstances

If public notification is not required under step 3 it may still be warranted where there are special circumstances.

Do special circumstances exist that warrant public notification?	No

Special circumstances have been defined as circumstances that are unusual or exceptional, but may be less than extraordinary or unique. The proposal relates to modifications to existing buildings on the application site, and the construction of ancillary structures and signs. These works will not significantly alter the visual or natural character of the site, nor will they lead to adverse effects on the surrounding coastal environment. The District Plan is considered to provide clear policy direction and assessment matters relevant to the proposal, and it is considered that public notification will not reveal any new information relevant to determination.

On this basis, it is not considered necessary to publically notify the application due to special circumstances.

Conclusion

Public notification is not required.

5.2 - LIMITED NOTIFICATION STEPS – SECTION 95B

As determined in section 5.1, public notification is not required. Pursuant to section 95B of the Resource Management Act, a 4 step process must therefore be followed to determine if limited notification is required.

Step 1 – Certain affected groups/persons must be notified

Limited notification is mandatory for certain groups/persons.

Are there affected customary rights groups?	No
Are there affected customary marine title groups (for accommodated activities)?	No
Is the proposal on or adjacent to, or may affect, land that is subject to a statutory acknowledgement and whether the person to whom the statutory acknowledgement is made affected under section 95E?	Yes

Representatives of Ngāti Toa and Port Nicholson Block Settlement Trust (PNBST) were contacted by email on 03/06/2020 for comment regarding the application. To date, no response has been received with regard to this email.

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An email was received on 12/06/2020 from the applicant providing a copy of the recommendation paper to the Trustees of PNBST on behalf of Greater Wellington Regional Council and Taranaki Whānui. This recommendation referenced the proposed activity and recommended that the Chairperson of PNBST acknowledge the resource consent application. The recommendation paper was signed by acting Chairperson of PNBST on 11/06/2020.

While this does not constitute written approval, this acknowledgement provides an indication towards acceptance of the proposed works forming this resource consent application.

Step 2 – Limited notification is precluded in certain circumstances

Limited notification to any other persons not referenced in step 1 is precluded in certain circumstances (unless special circumstances apply under step 4).

Are all activities in the application subject to a rule in a Plan or National Environmental Standard precluding limited notification?	No
Is the application for either or both of the following, but no other activities: ▪ A controlled activity (other than a subdivision) under the District Plan ▪ An activity prescribed by regulations made under s360H(1)(a)(ii) precluding limited notification (if any)	No

Limited notification is not precluded under step 2.

Step 3 – Certain other persons must be notified

If limited notification is not precluded under step 2, limited notification is required for any persons found affected under s95E.

Are any of the following persons 'affected' under s95E? ▪ For 'boundary activities' an owner of an allotment with an 'infringed boundary' ▪ In the case of any activity prescribed under s360H(1)(b), a prescribed person in respect of the proposed activity.	No (see below assessment)
For all other activities, are there any affected persons in accordance with s95E?	No (see below assessment)

In accordance with s95E are there any affected persons?

In accordance with section 95E, I have considered whether the proposal could adversely affect any other persons. The application site is surrounded by the following properties:

- 1578 Coast Road
- 1584 Coast Road
- 1700 & 1580 Coast Road

For clarity I have included 1700 Coast Road above as this forms the vast majority of surrounding land to the north and east of the site. While technically some works are to be undertaken within this site these works are limited to small scale earthworks for the purposes of a parking area and track which is considered to be supplementary in protecting the existing significant natural resources. This conclusion was gained due to the parking area providing a formal space for cars and pedestrian access and will remove the option for vehicles to park

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where they please, and defining pedestrian access to the site, thus reducing the impact upon the environment. On this basis the works are considered to be permitted by the District Plan.

I consider there to be no affected persons as the potential environmental effects will be less than minor for the following reasons:

1578 Coast Road

- This property is located approximately 220m to the north of the application activity area. This site contains the only residential dwelling in proximity to the application site which may be affected by the proposal.
- Existing and proposed shelterbelt plantings will effectively screen the site from view of the nearest dwelling located at 1578 Coast Road, approximately 220m north of the application site. The separation distance between the application site and this dwelling reduces the visual impact of the works to residents at 1578 Coast Road to an extent deemed less than minor.
- Day-time noise effects are considered to be comparable to that currently emitted by transient visitors to the Baring Head lighthouse. Night-time visitors will exceed that currently using the site for recreational purposes; however will be limited to a maximum of 12 visitors. The applicant has proffered a condition requiring that music be played indoors at all times which I consider appropriate in mitigating any potential adverse noise effects. The existing and proposed shelterbelt will help mitigate noise through its physical presence and visually separating the noise sources from the application site in addition to the dwelling on this property being setback 220m from the site. Overall, I consider the noise effects will be less than minor.
- The application is for a maximum of 7 vehicles to access and park onsite for the purposes of using the proposed visitor accommodation (this is at any one time). Vehicles will access the site via an unformed access track across Greater Wellington Regional Council land approximately 100m from this dwelling at its nearest point. There is potential for vehicle conflict on the access track to and from the application site with resident's vehicles, however it is noted that this track traverses across land owned and managed by the applicant. Anticipated traffic is not expected to be noticeable different to that currently onsite for maintenance and monitoring purposes. Vehicles will then park on an existing flat area on 1700 Coast Road and will not be visible from the dwelling at 1578 Coast Road. As a result; traffic and parking effects will be less than minor.
- Construction and earthworks effects will be limited in scale and duration, and likely screened from view of residents at 1578 Coast Road by the existing onsite shelterbelt. The applicant has indicated that earthworks will be undertaken according to best practice to minimise adverse effects associated with dust, runoff, and erosion. These works are considered to be somewhat comparable to the permitted baseline of works undertaken solely for the purpose of enhancing the recreational environment, including the formalisation of a track. Irrespective the works will be temporary in nature whereby I consider any adverse effects resulting from construction and earthworks to be less than minor.
- Overall, the persons at 1578 Coast Road are sufficiently setback and screened, particularly in terms of the dwelling, such that effects will be less than minor.

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1584 Coast Road

- This property is located to the south-west of the application site. It contains two telecommunication facilities and ancillary structures.
- The proposed accommodation facilities and construction works will not encroach on this site and as such will not affect or limit the effective operation of facilities onsite.
- As this site is not used for residential or noise-sensitive activities, all other effects associated with the proposal will be less than minor.
- Overall, all effects on the site at 1584 Coast Road will be less than minor.

1700 & 1580 Coast Road

- These sites are owned by Greater Wellington Regional Council (the applicant), whereby by virtue of being the applicant for this proposal approval is considered to be implicit and therefore an assessment of effects on these sites is not necessary.

All other persons

- The application site is considered to be sufficiently separated and/or screened from all other persons whereby any adverse effects will be less than minor.

All other sites are sufficiently setback from the application site such that any effects resulting from the proposal will be negligible.

Limited notification is not required under step 3.

Step 4 – Limited notification is required under special circumstances

If limited notification is not required under step 3, limited notification may still be warranted where there are special circumstances.

Do special circumstances exist that warrant notification of any persons to whom limited notification would otherwise be precluded?	No

For the reasons outlined under step 4 in section 5.1 above I do not consider there to be any special circumstances that warrant limited notification of this proposal.

Conclusion

Limited notification is not required.

5.3 - NOTIFICATION DECISION

In accordance with the notification steps identified in section 5 of this report, this application shall proceed on a non-notified basis.

6. DETERMINING THE APPLICATION

Section 104 requires, when considering a resource consent application, that Council must, subject to Part 2, have regard to any actual or potential effects on the environment; any measure agreed or proposed by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any negative effects; any relevant provisions of a

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National Environmental Standard; other regulations; a National Policy Statement; a New Zealand Coastal Policy Statement; a Regional Policy Statement or proposed Regional Policy Statement; a plan or proposed plan; and any other matter the consent authority considers relevant and reasonably necessary to determine the application.

6.1 - ASSESSMENT OF ACTUAL OR POTENTIAL EFFECTS ON THE ENVIRONMENT UNDER S104(1)(A)

This application is for a discretionary activity, meaning all effects considered relevant to the proposal can be considered. These are considered to be:

- Visual amenity and character effects
- Ecological effects
- Noise effects
- Traffic and parking effects
- Temporary construction effects

Visual amenity and character effects

While situated in the regional park, a natural environment, the application site itself has a more developed, built up character. There is a number of existing buildings onsite, surrounded by environmental monitoring and telecommunications infrastructure. The visual impact and character effects of the proposal will therefore be considered in the context of the developed site.

The proposal involves the refurbishment of three existing onsite buildings historically utilised for accommodation of lighthouse personnel. These works will not significantly alter the building bulk or visual amenity of the site. Works that will alter the amenity and character of the site include the construction of a single-storey porch structure, ramps, stairs, water tanks and a toilet block. These additions will be limited in scale, and positioned adjacent to existing buildings whereby I do not consider them to detract from the existing character of the site or surrounding landscape.

The proposal involves onsite landscaping, and the replanting of a historical shelterbelt around the perimeter of the application activity area. The proposed alterations to the shelterbelt are shown in **Figure 3** below. This image depicts plantings around the site perimeter, with a segment of smaller shelterbelt vegetation to the south-west of the application site, to retain connection and viewshafts toward the coastal environment. The proposed landscaping is considered to have positive effects on the environment and landscape values of the area.

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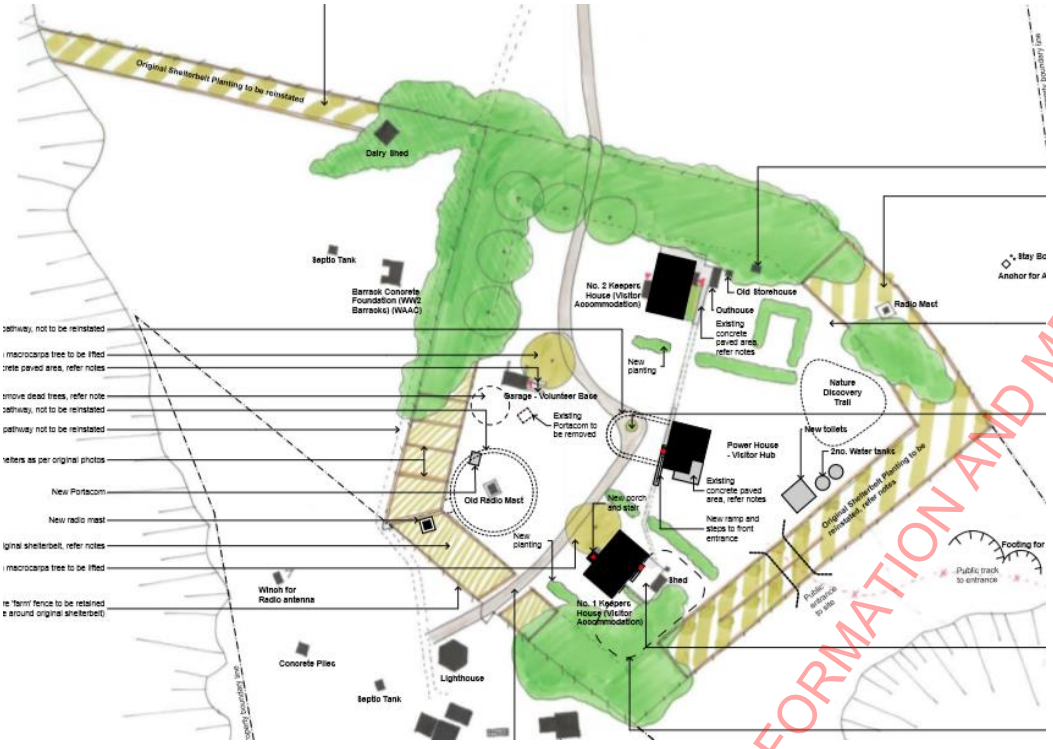

Figure 3: Existing and proposed shelterbelt plantings. (Key: green is existing shelterbelt. Brown wide line hatching is proposed reinstated shelterbelt. Brown thin line hatching is proposed shelterbelt composed of low plantings).

The proposed restoration of the shelterbelt plantings will effectively screen much of the site from view when observed from the north and east. This will significantly reduce the visual impact of increased building bulk and intensity of use/activity onsite. Consequently, residents at the nearest habitable dwelling at 1578 Coast Road will have limited visibility of all buildings and activity occurring on the application site. The dwelling at 1578 Coast Road is also set back approximately 220m from the application site, further reducing visual impact.

Users of the coastal environment will not be able to see the application site from the beach, due to the site being located at the top of a steep cliff face. Any visual amenity impacts on users of the coastal beach environment will therefore be negligible.

Visitors to Baring Head lighthouse will have some visibility of the site modifications when looking north toward the site from Baring Head lighthouse, and when visitors walk through the application site. Visitors will experience a change in the character of the site, with a transition from the site's current recreational use, towards a tourism-based facility. The addition of signage and a public information hub will emphasise this transition. It is noted that the proposed signs are not illuminated or moving, and as such will limit the commercialisation of the site.

These modifications are expected to positively alter the character of the site, which currently contains three vacant buildings that are in a state of minor disrepair. The site will be reinvigorated and designed such that visitors can engage with the application area and gain information about the history of the lighthouse and surrounding area. This will enhance the cultural and historical values of the site.

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Overall, the visual impact and character effects from the proposed works will enhance the character and amenity of the site for park users, visitors, and surrounding residents. Effects are hence deemed acceptable.

Ecological effects

The application site is identified under the District Plan as within the boundary of SNR 9(a), being a mainland Black Billed Gull colony and marine terraces of regional and national significance. Works near this site have the potential to disturb or destroy this feature.

On this basis, the applicant was contacted to provide an assessment of effects of undertaking works at this site on SNR 9(a), and to propose measures to avoid adverse effects. A response was received from Greater Wellington Regional Council's Team Leader – Terrestrial Ecosystems, outlining that the site was not a black-backed gull breeding colony. Furthermore, the black-backed gull species was identified by the Council as not being threatened, and as having substantial breeding colonies on offshore islands that are adequate for the persistence of this species.

Council noted that culling operations of black-backed gulls had previously been undertaken at the site, as they are "*often considered a pest and threaten survival of other bird species such as banded dotterel*".

The earthworks associated with the proposal will be small in scale and combined (the temporary accommodation activity, building works and earthworks) will not affect the marine terraces.

On the basis of the information and assessment provided above, it is considered that the ecological value of the application site is likely less than that suggested by the District Plan, and that SNR 9(a) will not be affected by the proposed works to an extent that is deemed unacceptable.

Noise effects

The proposed use of the site is anticipated to draw up to 12 additional visitors per day, who will stay in the onsite visitor accommodation. Use of the site will be 24 hours of the day, 7 days per week, however is expected to be concentrated over weekends, school holidays, and public holidays.

During daytime hours, noise emitted from the site is expected to be comparable to that currently emitted from pedestrian visitors to Baring Head lighthouse, which is a permitted recreational activity under Rule 7A 2.1(a).

At night time, when most visitors to Baring Head lighthouse are expected to have vacated the site, noise from visitors staying in the accommodation facilities is expected to be higher than that currently emitted. The nearest occupied residential dwelling, at 1578 Coast Road, is setback approximately 220m from the nearest accommodation facility. The existing and proposed shelterbelt will help mitigate noise through its physical presence and visually separating the noise sources from the application site in addition to the dwelling on this property being setback 220m from the site.

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There is some risk that visitors to the accommodation facilities will play loud music at night. To minimise this risk, the applicant has proffered a consent condition requiring that any music played onsite be done so within the visitor accommodation buildings. I consider this appropriate and necessary to ensure noise effects and associated amenity are mitigated to an acceptable degree.

Subject to conditions, noise effects associated with the proposed activity are acceptable.

Traffic and parking effects

The proposal will provide capacity for up to 12 visitors to stay in the onsite visitor accommodation per night. Visitors will be required to pre-book the accommodation before arriving onsite, collecting a 'fob' swipe access key to enable vehicular access to the site. All other patrons visiting the site who do not stay in the visitor accommodation will not have vehicular access to the site, with vehicles being required to be parked at the Coast Road Bridge Carpark some 1.7km northwest of the application site (as the crow flies).

The application states that while the site can accommodate 12 people, it is "conceivable that up to six vehicles could visit the site per day". In addition to this, a cleaner will visit the application site between groups of visitors to clean the accommodation, also accessing the site by car. This brings the total of vehicles which will access and park at the site to 7. Condition 6 has been imposed requiring that no more than 7 vehicles access and park at the site per day for the purposes of staying at or cleaning the onsite visitor accommodation. This condition does not apply to existing activities undertaken at the site for research, maintenance and monitoring purposes, such as that undertaken by Greater Wellington Regional Council and the National Institute of Water and Atmospheric Research etc.

Vehicles accessing the site will follow the formed road from the Coast Road Bridge Carpark, across land managed by Greater Wellington Regional Council. Upon reaching the property boundary at 1578 Coast Road, vehicles will be directed to turn left and follow a newly contoured and gravelled road to a designated parking bay at the east of the application site, avoiding driving over the site at 1578 Coast Road. This parking site is setback approximately 250m from the dwelling at the neighbouring site, and is screened by existing rolling topography such that parked vehicles are not visible from the dwelling. This is shown in **Figure 4** below.

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Figure 4: View of proposed visitor parking area, looking north-west.

The number of vehicles accessing the application site per day will be limited, and vehicles will be restricted to tracking across land owned and managed by the applicant. The parking area is appropriately contoured and gravelled, and will be screened from view from the nearest dwelling at 1578 Coast Road. On this basis, traffic and parking effects are deemed acceptable.

Temporary construction effects

Site preparation and construction works involve:

- minor recontouring and gravelling of the access road and car parking area;
- earthworks to support the installation of servicing across the site;
- earthworks to construct building piles and foundations;
- additions and alterations to existing onsite buildings;
- construction of a toilet block;
- installation of water tank; and
- landscaping.

Total earthworks onsite will not exceed 50m^3, and will occur over a limited duration. The applicant has indicated that all earthworks will be undertaken in accordance with "*best practice earthworks controls*" to minimise effects associated with dust, erosion and runoff. The nearest residential dwelling is located some 220m from the application site and as such will be appropriately set back from the bulk of construction works.

Construction and earthworks effects are considered to be small in scale and duration and comparable to that which could occur as a permitted activity for works associated with the protection, preservation, enhancement and conservation of significant natural, cultural and archaeological resources. As identified in Section 4 of this report, the construction of the toilet block and formalised access track and considered consistent with the permitted activity definition for works associated with the enhancement of significant resources.

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Construction effects over and above that anticipated under this permitted baseline are considered acceptable.

Conclusion
I consider the actual or potential effects on the environment to be acceptable for the reasons outlined above.

6.2 - ASSESSMENT OF THE RELEVANT PROVISIONS OF THE DISTRICT PLAN UNDER S104(1)(B)

Objectives and policies of the District Plan
I consider the proposal is consistent with the relevant District Plan objectives and policies identified below:

7A General Recreation Activity Area

Objective
To ensure that recreation activities have adverse effects, which are no more than minor on adjoining residential activity areas.

Policy

a) *To ensure that recreation activities are of a scale and character that amenity values of adjoining residential activity areas are not affected adversely.*
b) *To ensure that adverse effects, such as noise, glare, light spill and odour, generated by activities in the General Recreation Activity Area, are managed to ensure that residential amenity values are maintained*

Objective
To recognise the Belmont Regional Park and East Harbour Regional Park.

Policy

a) *To provide for a range of recreational opportunities that meet the needs of the City and region, and provide for activities that are appropriate for the Belmont and East Harbour Regional Parks.*
b) *To control activities that are likely to have adverse effects on the surrounding roading network.*
c) *To ensure that activities within the Parks have effects which are no more than minor on the visual amenity values of the Parks.*

Objective
To control the size, scale, character, location and external appearance of buildings and structures.

Policy

a) *To ensure that the external appearance of buildings and structures have adverse effects which are no more than minor on the amenity values of adjoining residential activity areas.*
b) *To ensure that the design and external appearance of buildings and structures maintains and enhances the amenity values of recreation and open space areas.*

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c) *To ensure that the location, size and scale of buildings and structures have adverse effects which are no more than minor on the functioning of other activities.*
d) *To encourage the multi-utilisation of buildings and structures.*
e) *To discourage the siting of buildings and structures in bush-clad areas.*
f) *To mitigate the effects of flood hazards on buildings and structures in the Primary and Secondary River Corridors by managing their location, size and scale.*
g) *To discourage the siting of buildings and structures in the Primary and Secondary River Corridors.*
h) *To ensure that buildings and structures in the Primary or Secondary River Corridor of the Hutt River have no more than minor adverse effects on flood protection structures.*

14B Signs

Objective
To provide for appropriate signs, while avoiding, remedying or mitigating any significant adverse effects on visual amenity values of the area in which they are located.

Policy
a) *To allow a wide range of signs within the commercial and business activity areas, while protecting visual amenity values.*
b) *To restrict the size, location and frequency of signs in activity areas where visual amenity values are sensitive.*
c) *To manage the size, location, frequency and appearance of signs at the interface between commercial/industrial activity areas, and all other activity areas.*
d) *To manage illuminated signs to ensure the containment of light spill and glare within the boundaries of the site concerned.*
e) *To ensure that lettering on signs is neat in appearance, and legible.*
f) *To protect identified Urupa sites from inappropriate signs on neighbouring sites.*
g) *To manage the adverse effects of off-site signs in residential areas.*

14E Significant Natural, Cultural and Archaeological Resources

Objective
To identify and protect significant natural, cultural and archaeological resources in the City from inappropriate subdivision, use and development.

Policy
a) *That a schedule of significant natural, cultural and archaeological resources within the City be compiled.*
b) *That it be recognised that new significant natural, cultural and archaeological resources may be discovered, and added to the schedule of significant resources.*
c) *That any activity or site development shall not modify, damage or destroy a significant natural, cultural or archaeological resource.*
d) *That any activity or site development shall not compromise the natural character or visual amenity values of a significant natural, cultural or archaeological resource.*

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e) *All buildings, structures and activities shall preserve the natural character, visual amenity values and landscape values of the significant natural, cultural or archaeological resources including the identified coastal environment.*
f) *The scale, height, location and design of all buildings and structures shall protect the amenity values, especially landscape values, of the identified coastal environment.*
g) *That any activity or site development will take into account new findings of significant natural, cultural and archaeological resources.*
h) *That the cultural significance of these natural resources be recognised and protected.*
i) *That any activity or site development shall not modify, damage or destroy the intrinsic values of the ecosystems of a significant natural, cultural or archaeological resource.*

Assessment

In accordance with the assessment of effects in Sections 5 and 6 of this report, the proposal is considered to have a less than minor effect on all persons and the surrounding environment. The proposal will provide a tourism-based experience at East Harbour Regional Park through the form of temporary accommodation which will enhance the character of the site while avoiding intensifying the use of the site to an extent inconsistent with the above policies. Proposed signage onsite is compatible with the character of surrounding buildings and is an appropriate size and design.

Overall, the proposal is considered to be consistent with the objectives and policies identified above.

6.3 - ASSESSMENT OF THE RELEVANT PROVISIONS OF OTHER STATUTORY PLANNING DOCUMENTS UNDER S104(1)(B)

I consider that there are no other relevant provisions of national environmental standard, other regulations, national policy statement, New Zealand Coastal Policy Statement or regional policy statement or proposed regional policy statement that regard must be had.

6.4 – PURSUANT TO S104(1)(C) ARE THERE ANY OTHER MATTERS RELEVANT AND REASONABLY NECESSARY TO DETERMINE THE APPLICATION?

I consider there are no other matters relevant and reasonably necessary to determine the application.

6.5 - PART 2 OF THE RESOURCE MANAGEMENT ACT

I consider the proposal meets Part 2 matters of the Resource Management Act 1991 for the reasons outlined above. In particular, the proposal is consistent with Sections 5(2)(c) “Avoiding, remedying, or mitigating any adverse effects of activities on the environment”, Section 7(c) “The maintenance and enhancement of amenity values” , and Section 7(f) “The maintenance and enhancement of the quality of the environment”. The proposal is also not inconsistent with Section 8, which relates to the Treaty of Waitangi/Te Tiriti o Waitangi.

6.6 - SUBSTANTIVE DECISION

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In accordance with s104B I have considered the application for a discretionary activity and have decided to grant the application subject to conditions under s108.

7. CONDITIONS OF RESOURCE CONSENT

In accordance with s108 of the Resource Management Act, resource consent has been granted subject to the following conditions:

1. That the proposal is carried out substantially in accordance with the information and approved plans (Powerhouse signage scheme plan; Permacrete Drawing A-1, 'New Toilets Unit Taheke Hall 3272 SH12 Hokianga'; Studio Pacific Architecture, Job No. 2510 Rev. A, Drawing Nos. SK-212, SK-213, SK-222, SK-223, SK-127, SK-216, SK-125, SK-232, SK-233 & SK-002) submitted with the application and held on file at Council.

   Note: This condition addresses an essential administrative matter.

2. That the consent holder advises Council (enforcement@huttcity.govt.nz or 04 560 1044) at least two working days before any work starts on site; and that the consent holder also supplies the name, phone number and address of the main contractor and, if applicable, the same details for the earthworks company.

   Important notes:
   - When given notice of a start date, a compliance officer will suggest an on-site meeting to run through a checklist of things to make sure the project runs as smoothly as possible. This service is included in the resource consent application fee. Using it could avoid difficulties later on. Please note that additional monitoring visits will be charged at $160 per hour.
   - Notification of work commencing is separate to arranging building inspections.

   Note: This condition addresses an essential administrative matter

3. That no more than 12 persons shall be on the site for the purposes of overnight stays at the visitor accommodation at any one time.

4. That all music played onsite by persons staying at the onsite visitor accommodation is to be done so indoors. The Consent Holder shall advise visitors of this rule at the time of booking.

5. That the Consent Holder installs signage in a clearly visible location inside each visitor accommodation block advising visitors of this rule relating to music required by Condition 4 to this resource consent.

6. That no more than 7 vehicles be permitted to access and park at the site per day and at any one time for the purposes of staying at or cleaning the onsite visitor accommodation.

   Note: This condition does not limit any vehicles associated with existing activities undertaken at the site.

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7. That the consent holder ensures all development and construction work complies with the provisions of NZS 6803:1999 Acoustics – Construction noise.

8. That if the consent holder finds taonga (a thing of tangible or intangible value treasured in Maori culture) on the site, the consent holder must contact Port Nicholson Block Settlement Trust, Heritage New Zealand and the council within 24 hours. All work in the area must stop immediately and may not resume until Port Nicholson Block Settlement Trust representatives and council staff have carried out a site inspection and the council gives its approval.

9. The consent holder is advised that under the Heritage New Zealand Pouhere Taonga Act (2014) an archaeological site is defined as a place associated with pre-1990 human activity where there may be evidence relating to the history of New Zealand. For pre-contact Maori site this evidence may be in the form of bones, shells, charcoal, stones etc. In later site of European origin artefacts such as bottle glass, crockery etc, may be found, or evidence or old fountains, wells, drains or similar structures. Burials/koiwi tangata may be found from any historic period. In the event of an "accidental discovery" of archaeological material, the consent holder is to undertake the following steps;

    - All activity affecting the immediate area shall cease and the Regional Archaeologist of the Heritage New Zealand will be notified.
    - Steps shall be taken to secure the site and ensure that archaeological matter remains undisturbed.
    - Works at the site shall not recommence until an archaeological assessment has been made and archaeological material has been dealt with appropriately.
    - If any archaeological remains or sites of interest to Maori are identified, no further modification of those remains shall occur until Heritage New Zealand Regional Archaeologist and Tangata Whenua have been consulted and appropriate response has been advised.
    - For burials/koiwi tangata, steps a) to d) above shall be taken and the Regional Archaeologist Heritage New Zealand, the New Zealand Police and the Iwi representative for the area contacted immediately.

Note:It is likely that the site has accommodated activity pre-1900. It is therefore possible that archaeological sites may be affected by the proposed work. Evidence of archaeological sites may include burnt and fire cracked stones, charcoal, rubbish heaps, including shell bone, and/or glass and crockery, ditches, banks, pits, old building foundations, artefacts of Maori and European origin or human burials. The applicant is advised to contact the Heritage New Zealand if the presence of an archaeological site is suspected; work affecting archaeological sites is subject to a consent process under the Heritage New Zealand Pouhere Taonga Act (2014). If any activity associated with the proposal such as earthworks, fencing, or landscaping, may modify damage or destroy an archaeological site(s), an authority (consent) from Heritage New Zealand must be obtained for the work to proceed lawfully. The Historic Places Act 1993 contains penalties for unauthorised site damage.

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Processing Planner:

Alicia Todd
Intermediate Resource Consents Planner

Peer reviewer:

Stephen Dennis
Principal Resource Consent Planner

Application lodged: 20 May 2020
Application approved: 23 June 2020
No of working days taken to process the application: 20

8. NOTES:

- In accordance with section 357 of the Resource Management Act 1991, the consent holder is able to object to the conditions of the consent. The consent holder must submit reasons in writing to Council within 15 working days of the date of this decision.
- The consent lapses, in accordance with section 125 of the Resource Management Act 1991, if the proposal is not given effect to within five years, that is, by 23 June 2025.
- The consent applies to the application as approved by Council. The consent holder should notify Council if there are changes to any part of the plans. Council may require that the consent holder submits a new resource consent application.
- The proposal has been assessed against the requirements of the city's District Plan. Bylaws may apply to the proposal that may require separate approval from Council before starting any site works. See huttcity.govt.nz for a full list of bylaws.
- The proposal has not been checked for compliance with the Building Act 2004. No associated building work should start without first getting a building consent.
- The consent is not a licence to create adverse effects such as unwarranted dust, noise or disruption. It does not change the legal duty to avoid, remedy or minimise such effects. Council may enforce the provisions of the Resource Management Act 1991 if the consent holder fails to meet this obligation.

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- Failure to comply with an abatement notice may result in Council imposing an infringement fine or initiating prosecution.

- Advice note from Heritage New Zealand: The property has, or is likely to have been occupied prior to 1900. Any disturbance of land or damage or destruction of any building or structure associated with human activity prior to 1900, may require an archaeological authority from Heritage New Zealand under the Heritage New Zealand Pouhere Taonga Act 2014. Please contact Heritage New Zealand for further information.

- Before commencement of any work within the legal road corridor, including the laying of services, application is to be made for a Corridor Access Request (CAR). A CAR request can be made through contacting BeforeUdig either on their website: beforeudig.co.nz or 0800 248 344. Work must not proceed within the road reserve until the CAR has been approved, including the approved traffic management plan if required.

- Constructing, modifying or repairing a vehicle crossing requires separate Council approval, in addition to the approved resource consent. The vehicle crossing is to be constructed in accordance with Council's standards and codes. For more information contact the Transport Division via (04) 570 6881 or click the following link: http://iportal.huttcity.govt.nz/Record/ReadOnly?Tab=3&Uri=3702089

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RESOURCE CONSENT

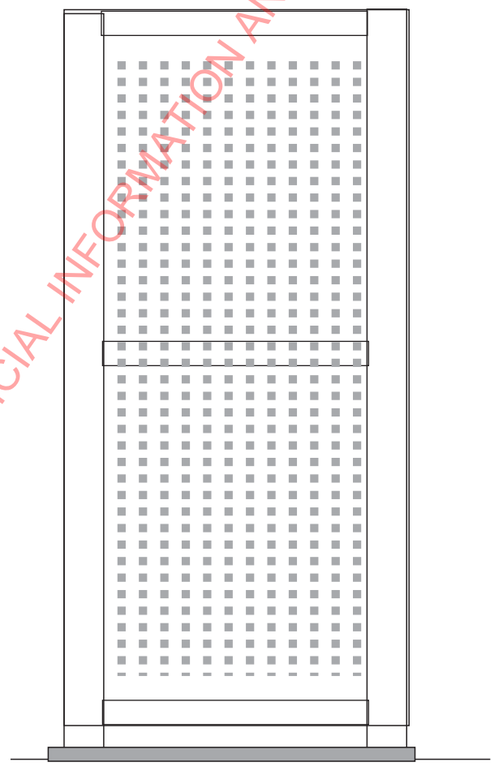
GRANTED
23/06/2020

HUTT CITY COUNCIL

HUTT CITY
TE AWA KAIRANGI

PLANS - Approved Plans RM200143
DATE: 23.6.20

POWERHOUSE



POWERHOUSE

Come on in
and explore the
history of
Baring Head

Open: Daylight hours

This building housed the Lighthouse Keeper's O ce and Generator Plant which kept the Lighthouse and the Radio Direcəon Beacon operaəonal

Freestanding sign next to entrance doors on concrete base.
Metal frame clad with perforated aluminium panel to opəmise wind resilience.
Vinyl text.
Approx. 1000 x 2000 o/a

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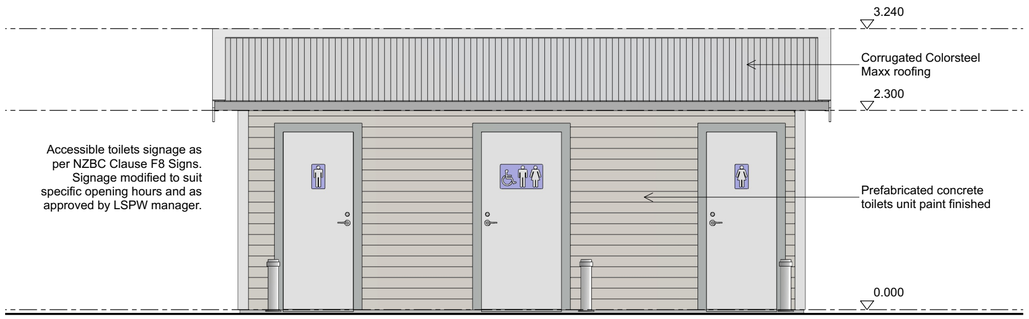
PLANS - Approved Plans RM200143
DATE: 23.6.20

FOR INFORMATION ONLY



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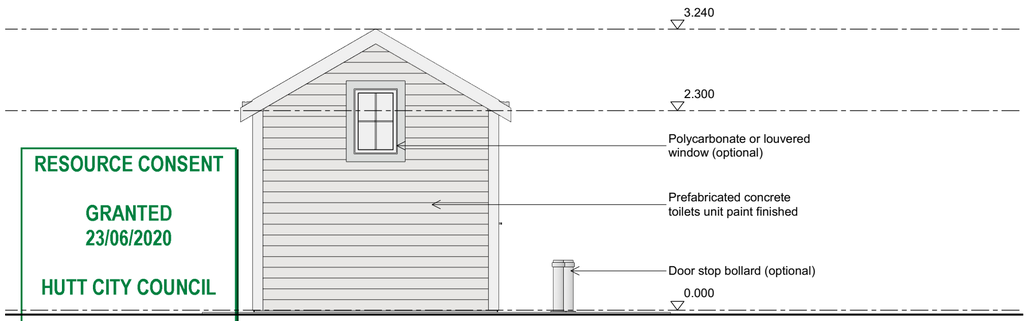
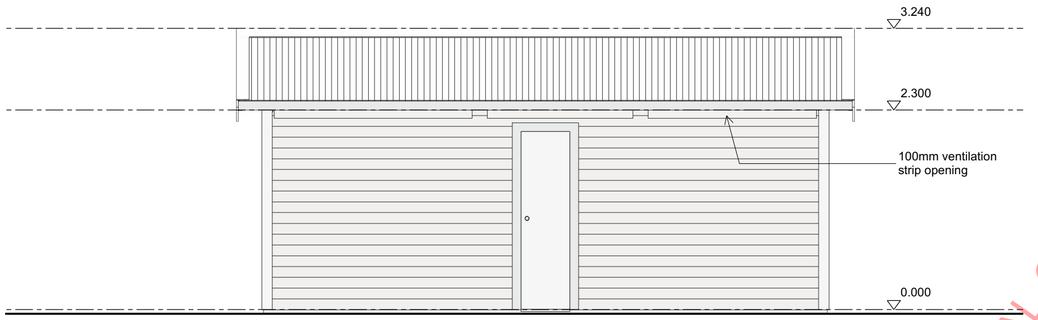
SCALE 1:50

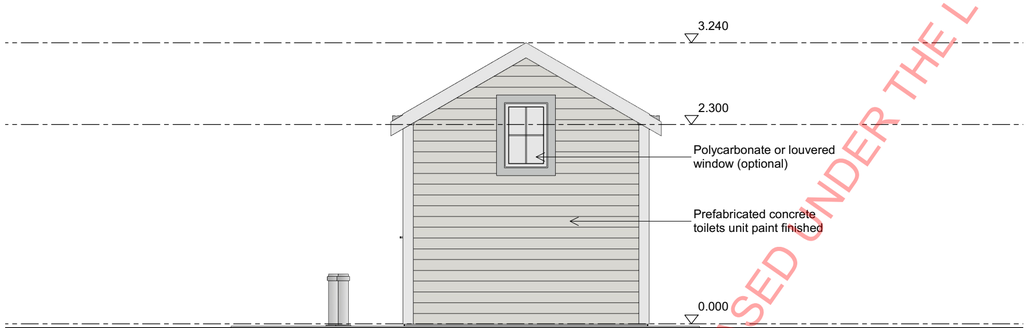


2 ELEVATION B
SCALE 1:50

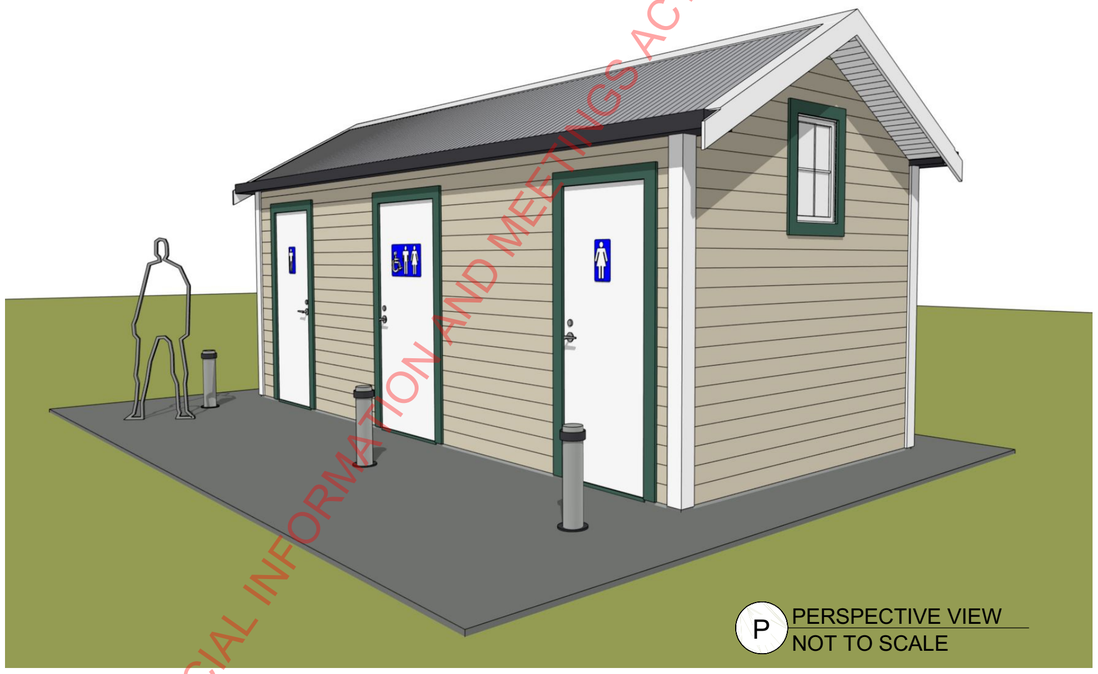
RESOURCE CONSENT
GRANTED
23/06/2020
HUTT CITY COUNCIL
HUTT CITY



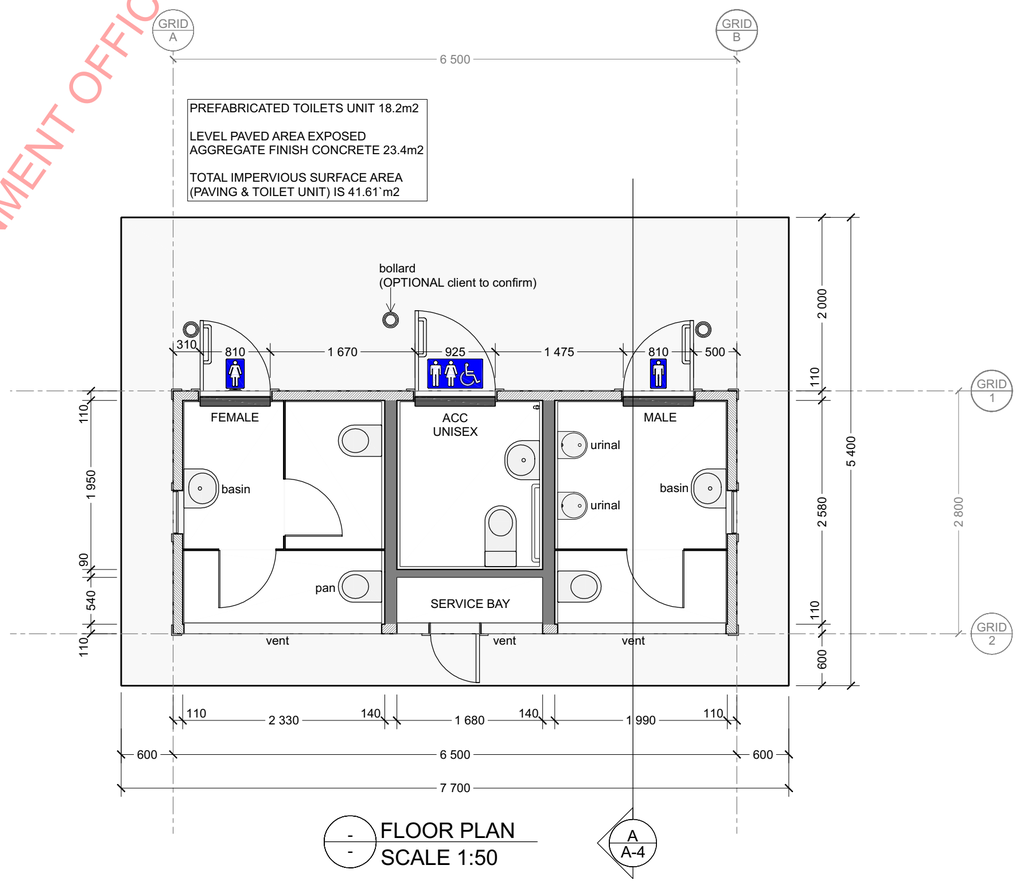
3 ELEVATION C
SCALE 1:50



4 ELEVATION D
SCALE 1:50



P PERSPECTIVE VIEW
NOT TO SCALE



- FLOOR PLAN
- SCALE 1:50

A A-4

REVISIONS KEY:

Issued for:	Date:
Client information	17 FEB 2020
Structural review	
Building consent	

PERMACRETE
PERMANENT SOLUTIONS SINCE 1960

Project:
NEW TOILETS UNIT
TAHEKE HALL
3272 STATE HIGHWAY 12
HOKIANGA

Model No.:
PLM FL6 SB gable WB

Drawing:
PLAN &
ELEVATION VIEWS

Revision:	Scale @ A2:
	Refer to dwg.

Dwg. No.:
A-1

Build only off plans marked 'CONSENT'. Read these plans in conjunction with the specification and other consultants drawings. Please check that you are using the current revision. Refer to the drawing register and transmittal form. Contractor must verify all dimensions & locations on site. Do not scale from plans. IF IN DOUBT ASK!

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DATE: 23.6.20

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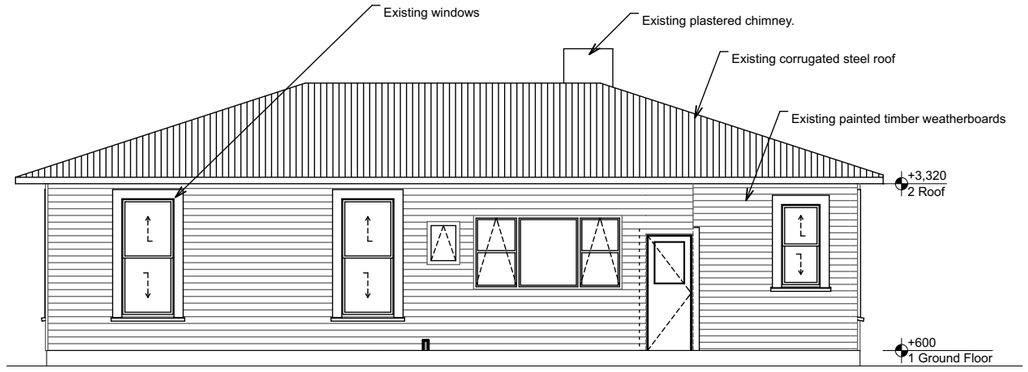

No changes to existing corrugated roofing, timber weatherboards, windows unless noted.

1 No 1 House Elevation Existing North
Scale 1:100

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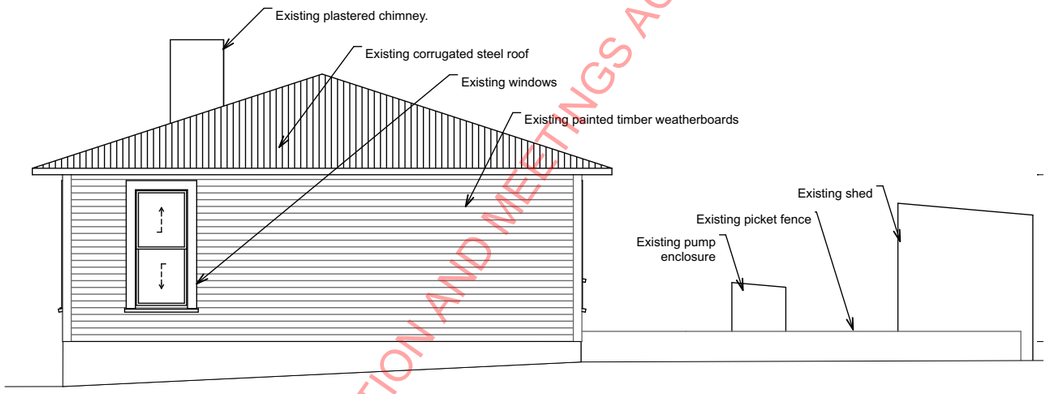

2 No 1 House Elevation Existing East
Scale 1:100

3 No 1 House Elevation Existing South
Scale 1:100

4 No 1 House Elevation Existing West
Scale 1:100

NOTE: No 1 Keepers house has not been site measure. However it is expected to be of similar dimensions to No 2 Keepers house.

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RESOURCE CONSENT

studiopacificarchitecture
Architects
Urban Designers
Interior Designers
Level 2
74 Cuba St
P.O. Box 11-517
Wellington, NZ
TEL: 64 4 802 5444
FAX: 64 4 802 5446
www.studiopacific.co.nz
email: architects@studiopacific.co.nz

Project Title:
Baring Head
Concept
at
Baring Head Light House, Wellington Region
for
Greater Wellington Regional Council

Revisions:
A: RESOURCE CONSENT 20191126

No 1 House Elevations Existing

Scale: 1:100 Orig. Size: A3

Drawing No. **SK-212** Job No.: **2510** Revision: **A**

Printed: 29/11/19,15:51 CAD Ref:2510 Baring Head elevations.pln

PLANS - Approved Plans RM200143
DATE: 23.6.20

RESOURCE CONSENT
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23/06/2020
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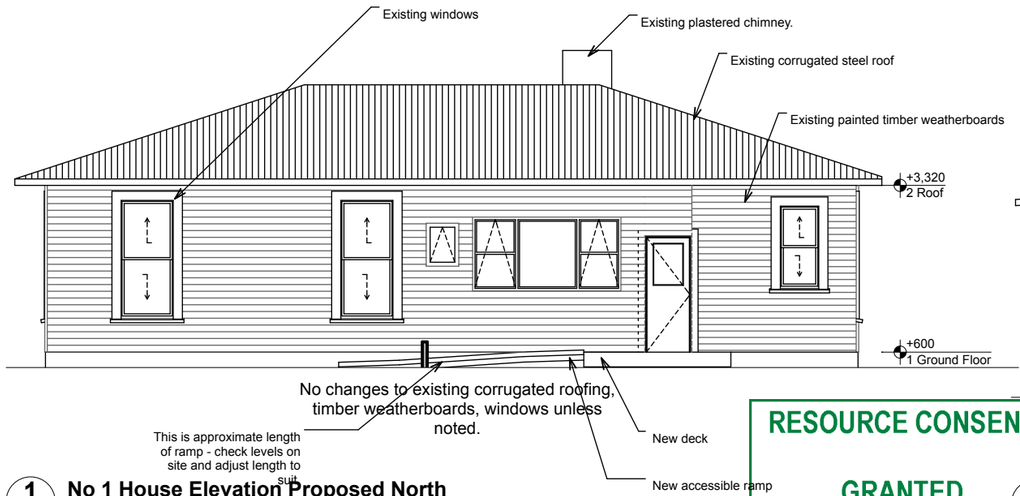
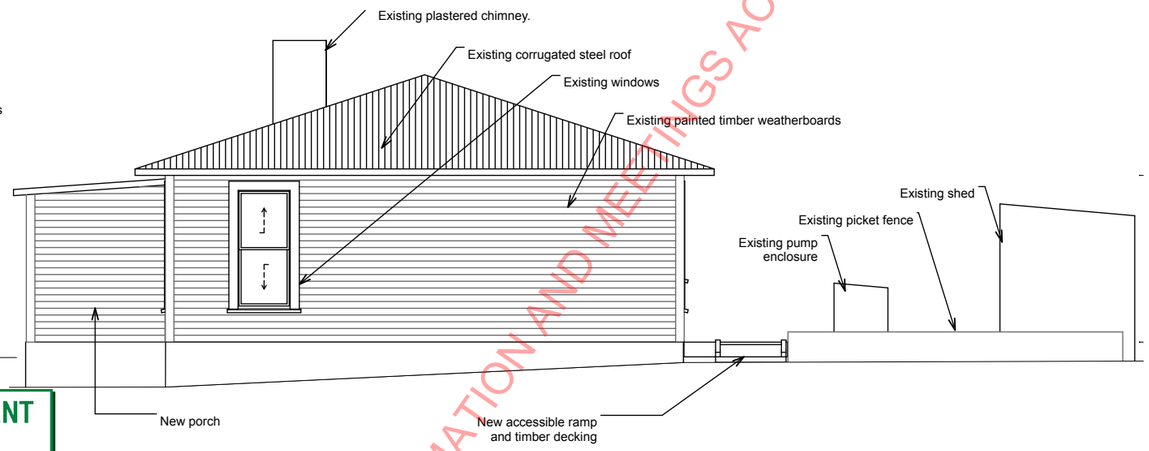
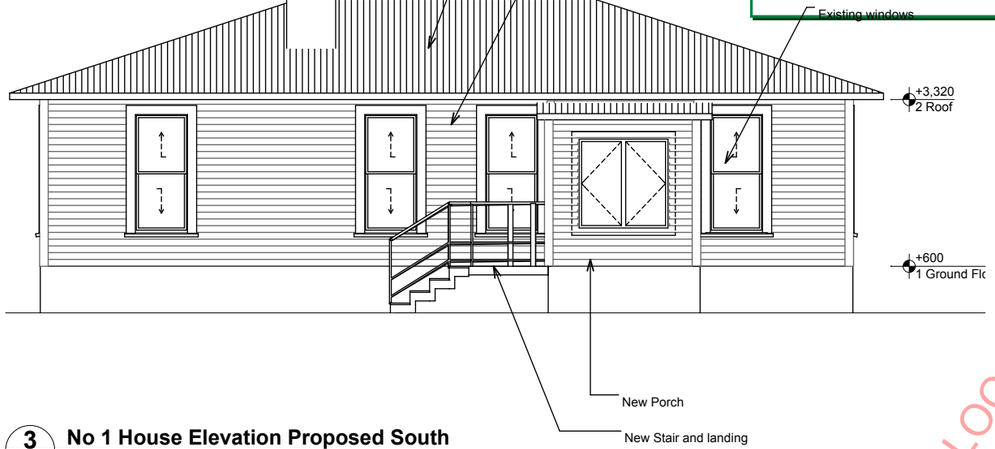


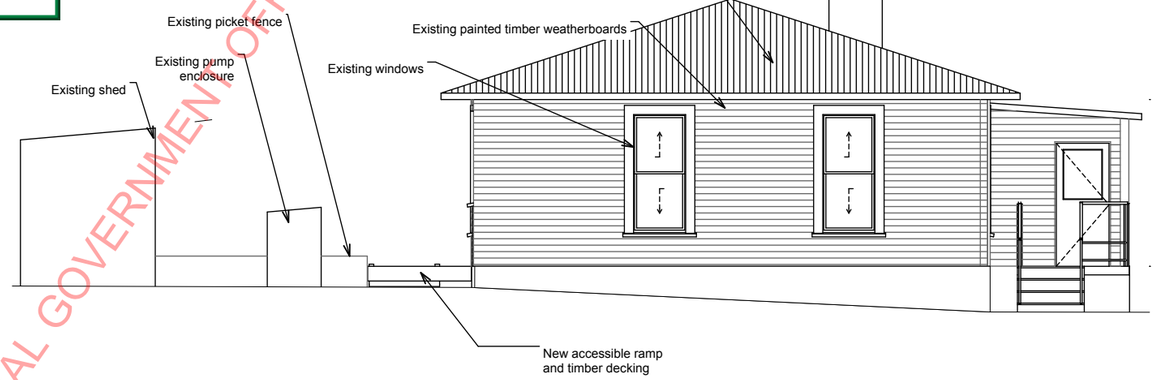
1 No 1 House Elevation Proposed North
Scale 1:100



2 No 1 House Elevation Proposed East
Scale 1:100



3 No 1 House Elevation Proposed South
Scale 1:100



4 No 1 House Elevation Proposed West
Scale 1:100

NOTE: No 1 Keepers house has not been site measure. However it is expected to be of similar dimensions to No 2 Keepers house.

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Level 2
74 Cuba St
P.O. Box 11-517
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TEL: 64 4 802 5444
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Project Title:
Baring Head
Concept
at
Baring Head Light House, Wellington Region
for
Greater Wellington Regional Council

Revisions:
A: RESOURCE CONSENT 20191126

No 1 House Elevations Proposed

Scale: 1:100 Orig. Size: A3
Drawing No. **SK-213** Job No.: **2510**
Revision: **A**

Printed: 29/11/19,16:16 CAD Ref:2510 Baring Head elevations.pln

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DATE: 23.6.20

RM200143

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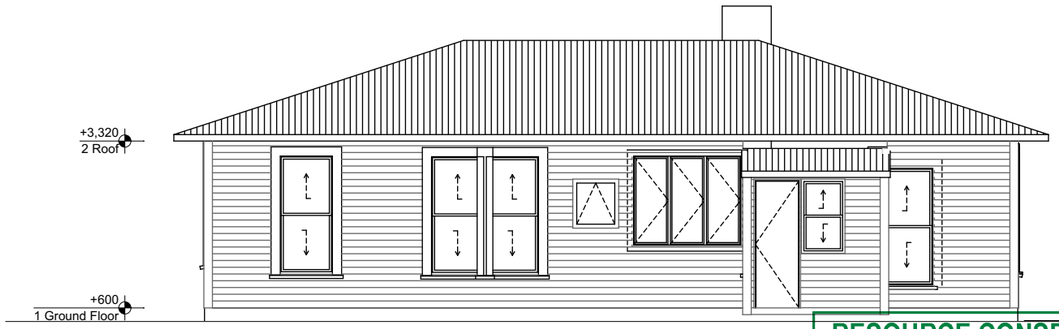
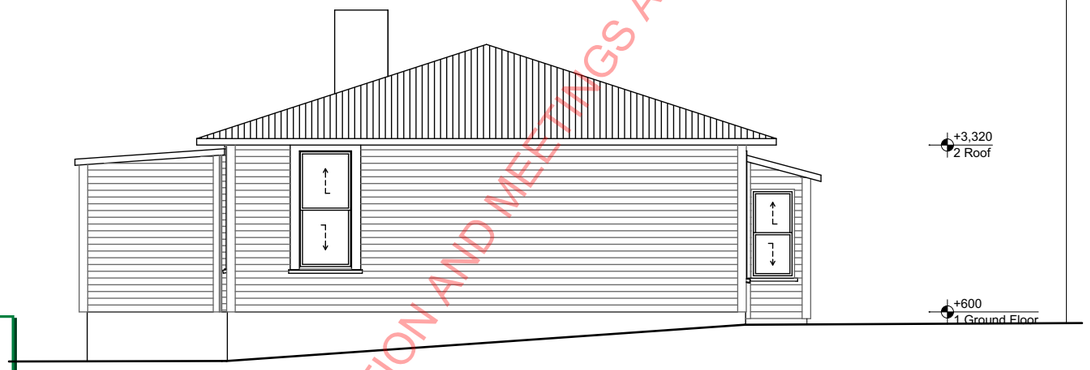


1 No 2 House Elevation Existing North
Scale 1:100

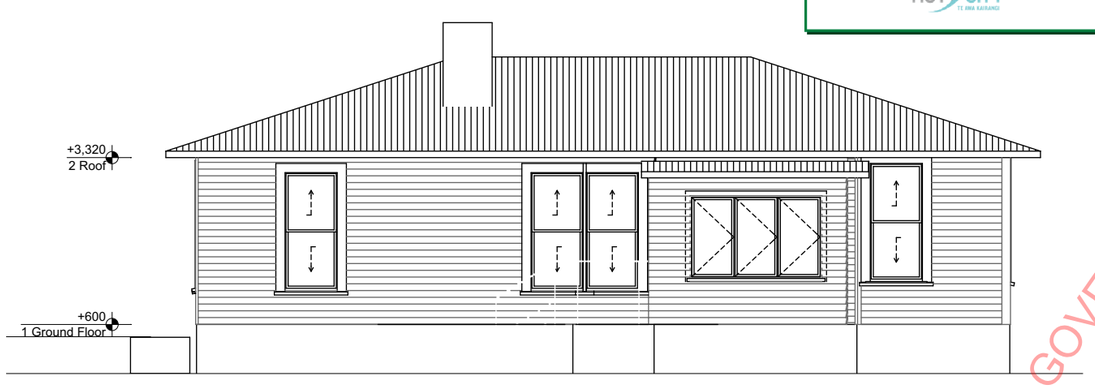


3 No 2 House Elevation Existing East
Scale 1:100

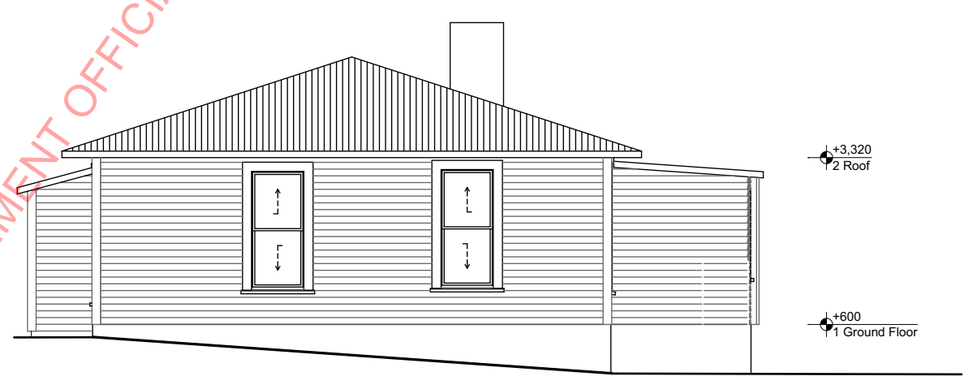
RESOURCE CONSENT

GRANTED
23/06/2020

HUTT CITY COUNCIL



2 No 2 House Elevation Existing South
Scale 1:100



4 No 2 House Elevation Existing West
Scale 1:100

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RESOURCE CONSENT

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Level 2
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Project Title:

Baring Head

Concept

at
Baring Head Light House, Wellington Region
for
Greater Wellington Regional Council

Revisions:
A: RESOURCE CONSENT 20191126

No 2 House Elevations Existing

Scale: 1:100 Orig. Size: A3

Drawing No.
SK-222

Job No.: **2510**

Revision: **A**

Printed: 29/11/19,15:52 CAD Ref:2510 Baring Head elevations.pln

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DATE: 23.6.20

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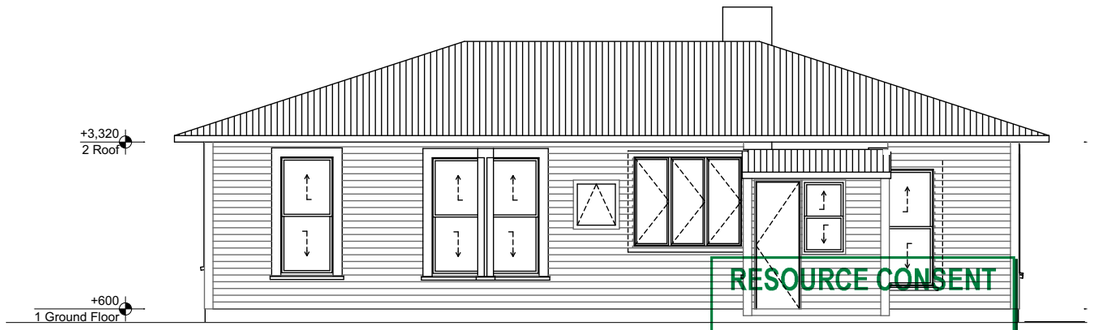
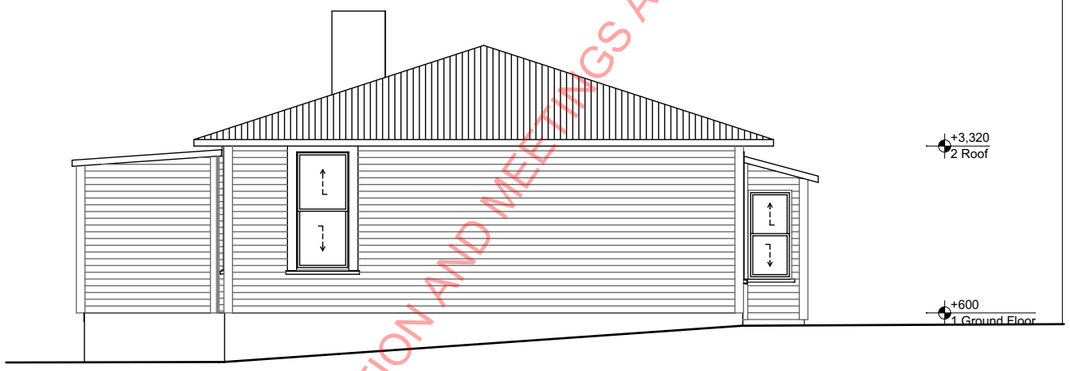
HUTT CITY TE AWA KAIRANGI



1 #LayID **No 2 House Elevation Proposed North**
Scale 1:100



3 #LayID **No 2 House Elevation Proposed East**
Scale 1:100

2 **No 2 House Elevation Proposed South**
Scale 1:100

4 **No 2 House Elevation Proposed West**
Scale 1:100

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RESOURCE CONSENT

RM200143

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Greater Wellington Regional Council

Revisions:
A: RESOURCE CONSENT 20191126

No 2 House Elevations Proposed

Scale: 1:100 Orig. Size: A3

Drawing No. **SK-223**
Job No.: **2510**
Revision: **A**

Printed: 29/11/19,15:52 CAD Ref:2510 Baring Head elevations.pln

PLANS - Approved Plans RM200143
DATE: 23.6.20

RM200143

1967 laundry fit out retained.

Back porch

Kitchen table provides work surface, and dining. Make extendable, and same height as existing mini table.

1967 cabinetry retained in kitchen.

1967 bathroom fit out retained.

W

tub

RE

Kitchen

Laundry

WC

Bathroom

Bedroom 2

F

Coats/extra chairs

1967 cupboards retained.

1967 overhead cupboards retained.

Hall

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Living

Bedroom 3

Bedroom 1

Viewing room/ porch

New door and external stair to be priced as an option.

1 #LayID

House No2 Final Plan '1967'

Scale 1:50

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FINAL CONCEPT

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Note: This is a preliminary drawing intended to illustrate the basic layout. Materials, colours, furniture are standards, and not intended to indicate actual selections or ideas.

studiopacificarchitecture
Architects
Urban Designers
Interior Designers

Level 2
74 Cuba St
P.O. Box 11-517
Wellington, NZ

TEL: 64 4 802 5444
FAX: 64 4 802 5446
www.studiopacific.co.nz
email: architects@studiopacific.co.nz

Project Title:

Baring Head

Concept

at
Baring Head Light House, Wellington Region
for
Greater Wellington Regional Council

Revisions:

Rev A: FINAL CONCEPT 2015-07-29

No.2 House - Final Concept '1967'

Scale: 1:50 Orig. Size: A3

Drawing No. **SK-127**

Job No.: **2096**

Revision: **A**

Printed: 29/07/15,4:09 pm CAD Ref:2096 current.pln

PLANS - Approved Plans RM200143
DATE: 23.6.20

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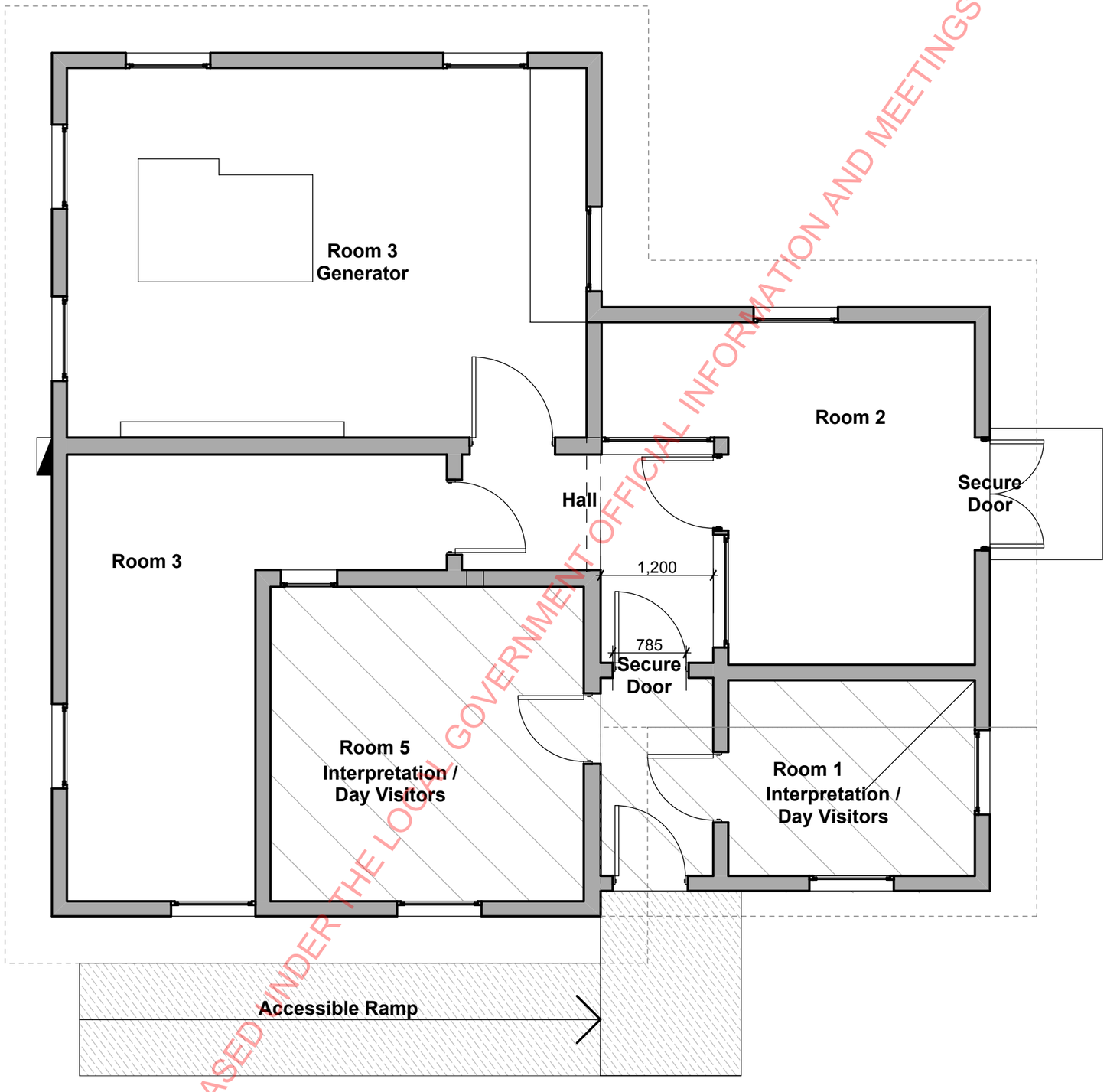

1 **Power House Final Concept Plan**
Scale 1:50

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FINAL CONCEPT

RM200143

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Architects
Urban Designers
Interior Designers

Level 2
74 Cuba St
P.O. Box 11-517
Wellington, NZ
TEL: 64 4 802 5444
FAX: 64 4 802 5446
www.studiopacific.co.nz
email: architects@studiopacific.co.nz

Project Title:
Baring Head
Concept
at
Baring Head Light House, Wellington Region
for
Greater Wellington Regional Council

Revisions:

Rev A: FINAL CONCEPT 2015-07-29

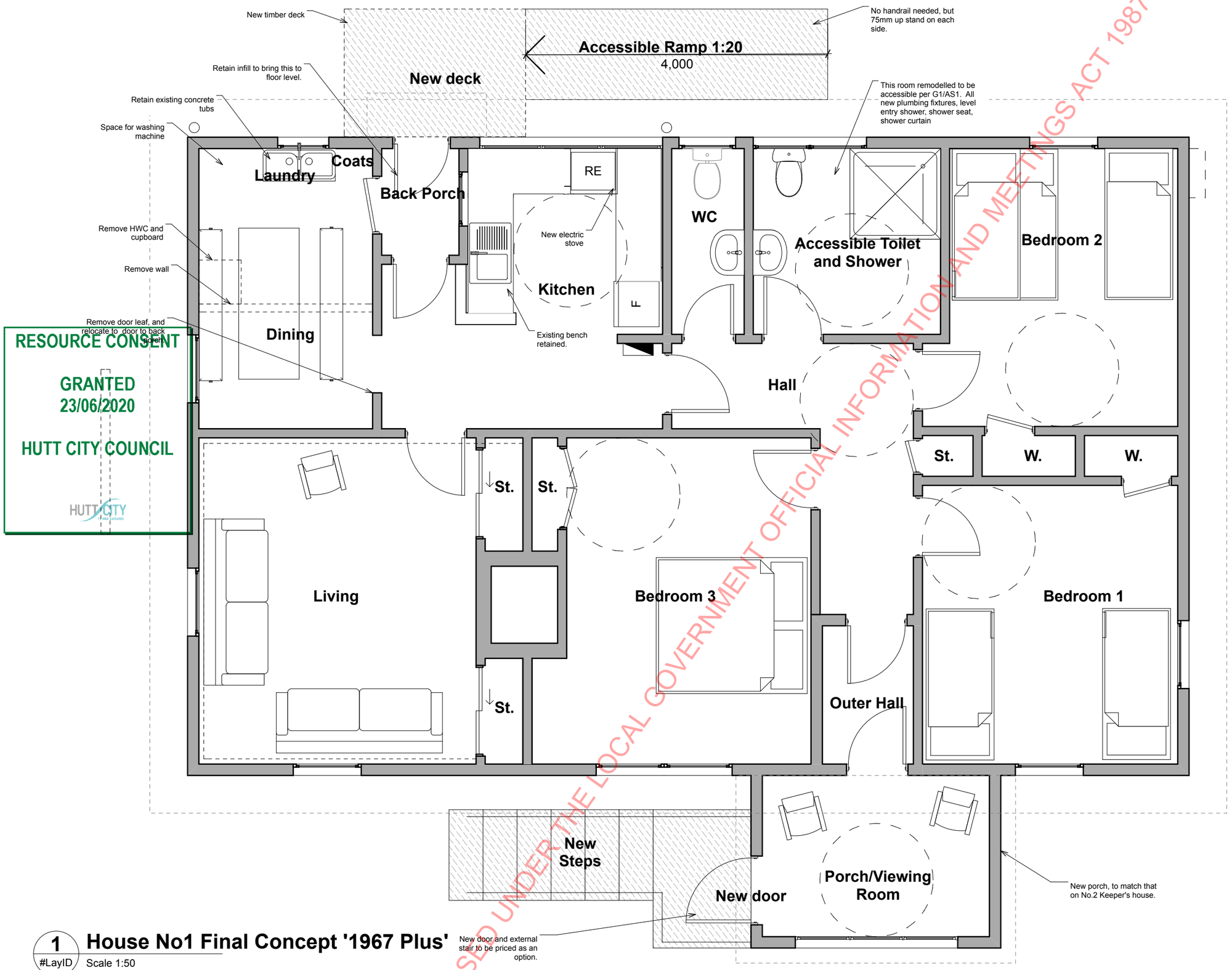
Power House Final Concept

Scale: 1:50 Orig. Size: A3

Drawing No. **SK-216**
Job No.: **2096**
Revision: **A**

Printed: 29/07/15,4:09 pm CAD Ref:2096 current.pln

PLANS - Approved Plans RM200143
DATE: 23.6.20



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1 #LayID **House No1 Final Concept '1967 Plus'**
Scale 1:50

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FINAL CONCEPT

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Level 2
74 Cuba St
P.O. Box 11-517
Wellington, NZ
TEL: 64 4 802 5444
FAX: 64 4 802 5446
www.studiopacific.co.nz
email: architects@studiopacific.co.nz

Project Title:
Baring Head
Concept
at
Baring Head Light House, Wellington Region
for
Greater Wellington Regional Council

Revisions:

Rev A: FINAL CONCEPT 2015-07-29

No.1 House - Final Concept '1967 Plus'

Scale: 1:50 Orig. Size: A3

Drawing No. **SK-125**
Job No.: **2096**
Revision: **A**

Printed: 29/07/15,4:09 pm CAD Ref:2096 current.pln

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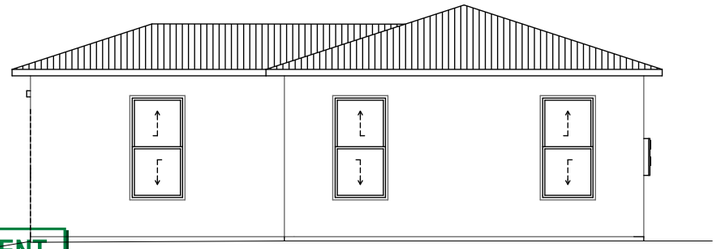

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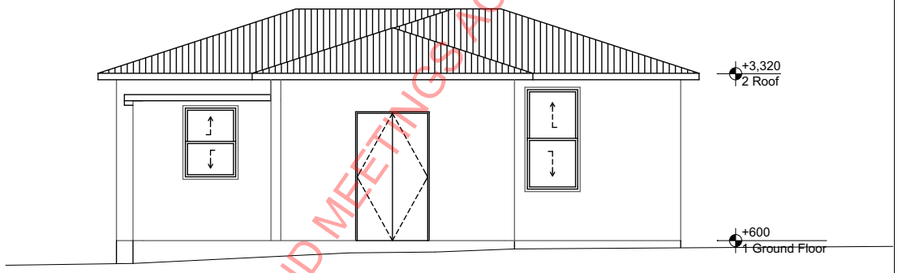
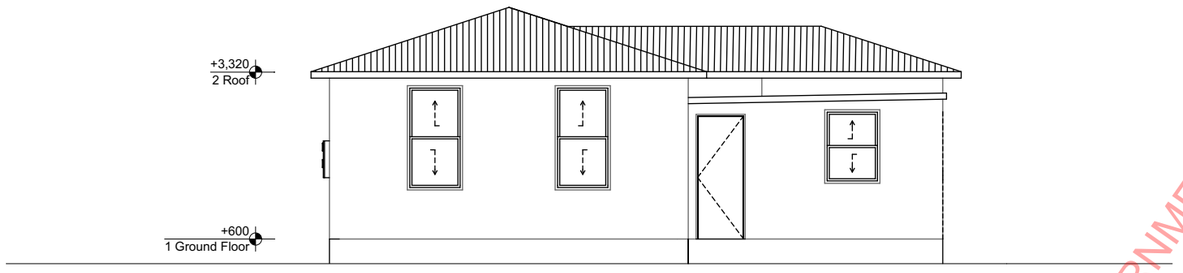
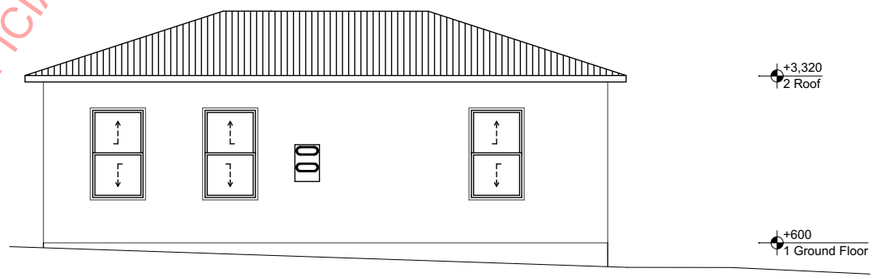
1 **Power House Elevation Existing North**
Scale 1:100



2 **Power House Elevation Existing East**
Scale 1:100



3 **Power House Elevation Existing South**
Scale 1:100



4 **Power House Elevation Existing East**
Scale 1:100

NOTE: Power House window heights have not been site measure. However, it is expected to be of similar overall elevation based on photos.

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studiopacificarchitecture
Architects
Urban Designers
Interior Designers
Level 2
74 Cuba St
P.O. Box 11-517
Wellington, NZ
TEL: 64 4 802 5444
FAX: 64 4 802 5446
www.studiopacific.co.nz
email: architects@studiopacific.co.nz

Project Title:
Baring Head
Concept
at
Baring Head Light House, Wellington Region
for
Greater Wellington Regional Council

Revisions:
A: RESOURCE CONSENT 20191126

Power House Elevations Existing

Scale: 1:100 Orig. Size: A3

Drawing No. **SK-232** Job No.: **2510** Revision: **A**

Printed: 27/11/19,12:42 CAD Ref:2510 Baring Head elevations.pln

PLANS - Approved Plans RM200143
DATE: 23.6.20

RM200143

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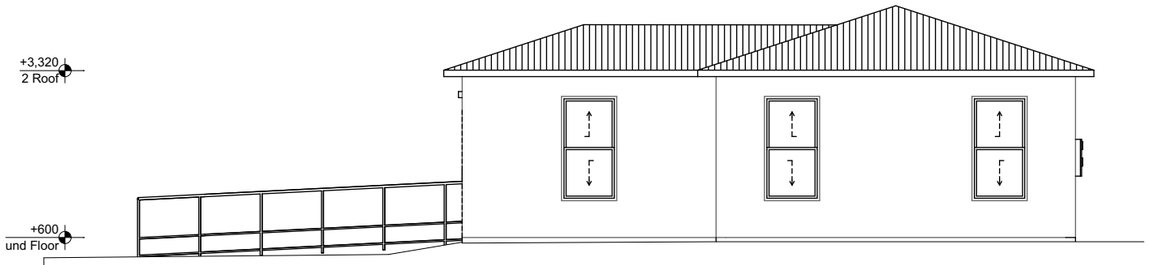
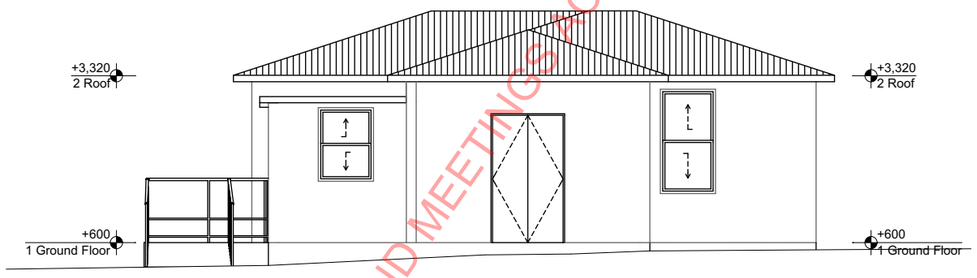


1 Power House Elevation Proposed North
Scale 1:100



3 Power House Elevation Proposed East
Scale 1:100

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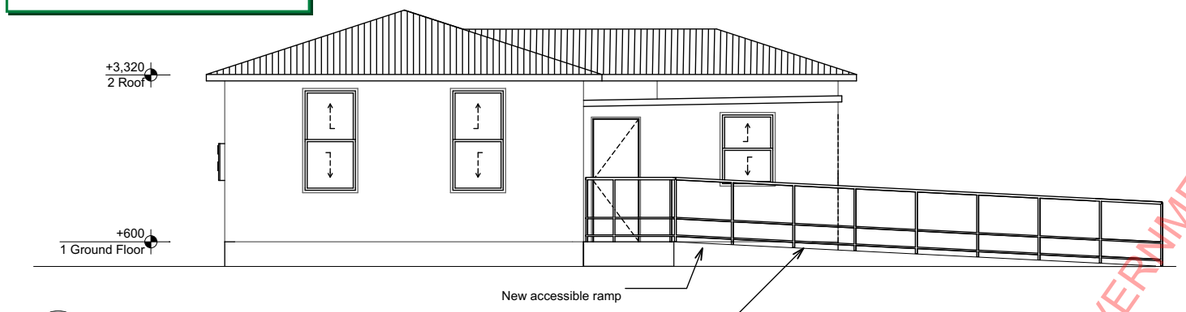
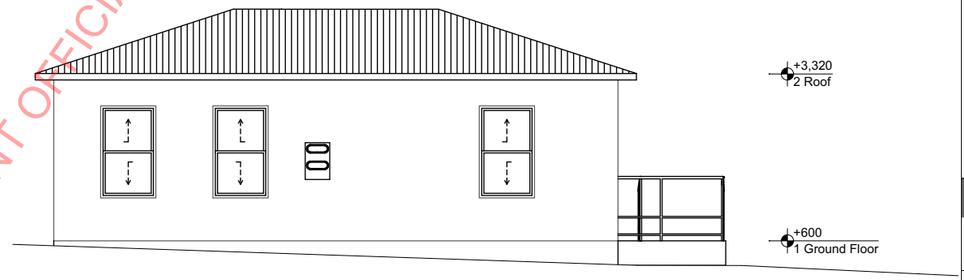
EXISTING CORRUGATED ROOF AND PAINTED TEXTURED CONCRETE WALL FINISH UNALTERED.
NO CHANGES TO WINDOWS.



2 Power House Elevation Proposed South
Scale 1:100



4 Power House Elevation Proposed West
Scale 1:100

NOTE: Power House window heights have not been site measure. However, it is expected to be of similar overall elevation based on photos.

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studiopacificarchitecture
Architects
Urban Designers
Interior Designers

Level 2
74 Cuba St
P.O. Box 11-517
Wellington, NZ
TEL: 64 4 802 5444
FAX: 64 4 802 5446
www.studiopacific.co.nz
email: architects@studiopacific.co.nz

Project Title:

Baring Head

Concept

at
Baring Head Light House, Wellington Region
for
Greater Wellington Regional Council

Revisions:
A: RESOURCE CONSENT 20191126

Power House Elevations Proposed

Scale: 1:100 Orig. Size: A3

Drawing No. **SK-233**

Job No.: **2510**

Revision: **A**

Printed: 29/11/19,15:52 CAD Ref:2510 Baring Head elevations.pln

PLANS - Approved Plans RM200143
DATE: 23.6.20

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TE AWA KAIRANGI

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Ideally reinstate original shelterbelt, refer notes. Property boundary line to be confirmed as this may be outside GWRC property boundary and would require negotiation)

Original Shelterbelt Planting to be reinstated

Dairy Shed

Septic Tank

Barrack Concrete Foundation (WW2 Barracks) (WAAC)

No. 2 Keepers House (Visitor Accommodation)

Old Storehouse

Outhouse

Existing concrete paved area, refer notes

New planting

Chicken coop to be retained

Reinstate original shelterbelt, refer notes

Stay Bolts

Anchor for Antenna

Radio Mast

Reinstate domestic scale features to back of No. 2 Keeper's house, i.e. - picket fencing, amenity planting, veggie garden, chicken run, paddock, structured shelter planting.

Line of original pathway, not to be reinstated

Golden macrocarpa tree to be lifted

Existing concrete paved area, refer notes

Remove dead trees, refer note

Line of original pathway, not to be reinstated

Original pathway not to be reinstated

Additional manuka shelters as per original photos

New Portacom

New radio mast

Reinstate original shelterbelt, refer notes

Golden macrocarpa tree to be lifted

Existing timber and wire 'farm' fence to be retained (shown as diagonal line around original shelterbelt)

Garage - Volunteer Base

Existing Portacom to be removed

Old Radio Mast

New porch and stair

New ramp and steps to front entrance

New planting

Winch for Radio antenna

Shed

No. 1 Keepers House (Visitor Accommodation)

Concrete Piles

Lighthouse

Septic Tank

NIWA Meteorological Station

NIWA Meteorological Station

Cliff edge

property boundary line

property boundary line

Nature Discovery Trail

Power House - Visitor Hub

Existing concrete paved area, refer notes

New toilets

2no. Water tanks

Original Shelterbelt Planting to be reinstated, refer notes

Rockery to be retained. Replant and restore stonework to original

Vehicle access and parking location

Footing for Winch

Public track to entrance

Public entrance to site

New ramp and deck to back entrance.
Existing concrete paths and paved areas to be retained.

Reinstate domestic scale features to back of No. 1 Keeper's house, i.e. - picket fencing, amenity planting, structured shelter planting.

Original concrete drive edging remains. Retain and uncover. Remove grass and relay gravel to drive as per original photos.

Key

- Building entry points
- Timber and wire 'farm' fence
- Existing original shelter belt trees
- New shelterbelt trees as per original
- New shelterbelt, planting to be kept low maintaining existing connection to coast

N

RM200143

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Notes:

1. Remove deadwood and fallen trees.
2. Retain and maintain remaining shelter belt trees.
3. Reinstate original shelterbelt planting and manuka shelters to protect plants in early stages.
4. General site tidy up including lawns, and removal of weed species to re-establish domestic environment within compound.
5. Strategy of interpretation of landscape within compound and surrounding historic features to be developed.
6. Existing concrete paved areas and paths to be retained.

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Architects
Urban Designers
Interior Designers

Level 2
74 Cuba St
P.O. Box 11-517
Wellington, NZ

TEL: 64 4 802 5444
FAX: 64 4 802 5446
www.studiopacific.co.nz
email: architects@studiopacific.co.nz

Project Title:

Baring Head

Concept

at
Baring Head Light House, Wellington Region
for
Greater Wellington Regional Council

Revisions:
A: CONCEPT DESIGN 2015-01-28
B: WATER TANKS ADDED 2015-02-25
C: REVISED DESIGN 2020-05-05

Site Plan - Proposed Concept Design

Scale: 1:500@A3 Orig. Size: A3

Drawing No. **SK-002**

Job No.: **2510**

Revision: **C**

Printed: 5/05/20,11:13 AM CAD Ref:2510 Baring Head elevations.pln

PLANS - Approved Plans RM200143
DATE: 23.6.20

RM200143

RESOURCE CONSENT

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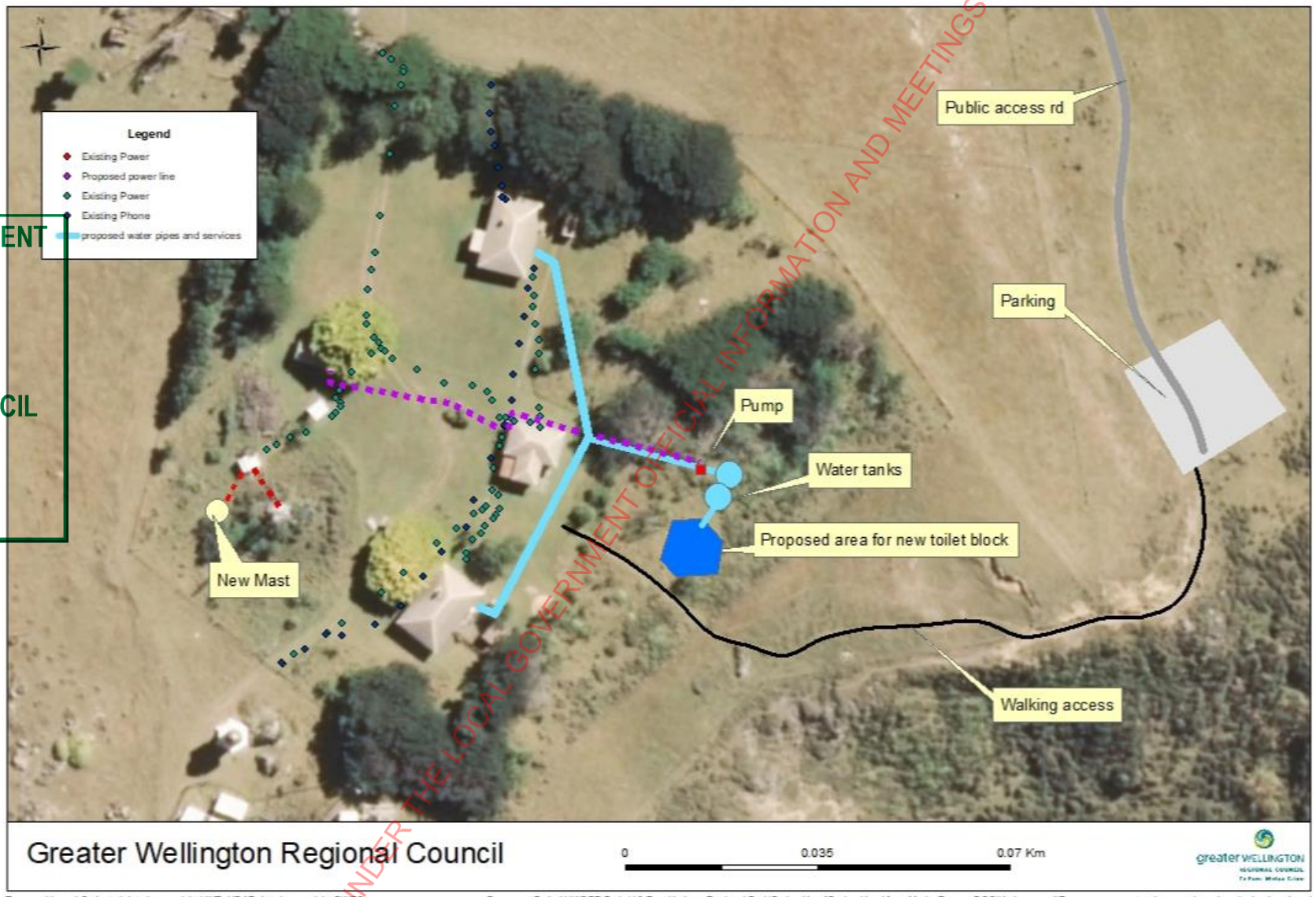

Topographic and Cadastral data is copyright LINZ. LIDAR data is copyright GWRC. Regional Orthophotography Copyright : GWRC / NZAM 2010, 2013. Projection NZTM.

Document Path: X:\WSPF-Parks\12-East Harbour Regional Park\Baring Head\Baring Head from Marks Ranger DOC\Underground\Resource consent underground services baring head.mxd
Date: 5/5/2020

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DECISION: Resource Consent Decision RM220435
DATE: 11.01.23

Hutt City Council
30 Laings Road
Private Bag 31912
Lower Hutt 5040
New Zealand
www.huttcity.govt.nz
T 04 570 6666
F 04 569 4290

RELEASED UNDER THE LOCAL GOVERNMENT OFFICIAL INFORMATION AND MEETINGS ACT 1987

RM number: RM220435
Date: 11 January 2023
Applicant: Wellington Regional Council
Agent: Rachael Boisen Round
Address: Wellington Regional Council
PO Box 11 646
WELLINGTON 6011
Attention: Jo Greenman

Vincent Ashman
Environment and Sustainability
T 027 316 5479
Vincent.ashman@huttcity.govt.nz
Our reference:RM220435

APPROVAL OF RESOURCE CONSENT FOR EARTHWORKS TO IMPLEMENT THE RECOMMENDATIONS FROM A FIRE PLAN TO AVOID/MINIMISE FIRE RISK TO THE BARING HEAD AREA AT 1700 & 1582 COAST ROAD WAINUIOMATA COAST 5373, BEING LEGALLY DESCRIBED AS LOT 4 DP 59276 AND LOT 1 DP 72418

Council granted consent for the following reasons:

- In accordance with the assessment provided in sections 5 and 6 of this report no persons are considered to be affected by the proposal in a manner that is minor or more than minor and the overall environmental effects are considered to be acceptable. Please refer to these sections of this report which details effects on individual persons/properties, and the overall effects in relation to visual amenity and character effects, temporary construction effects, ecological effects and effects on naturally significant areas, effects on historical and culturally significant areas and positive effects.

- The proposed earthworks are to undertake the works recommended as part of the Wildfire Risk Management Analysis undertaken for Baring Head. These works will reduce the risk of wildfires and increase natural hazard resilience at Baring Head.

- The construction effects will be limited in duration and area considered to be comparable to those that could arise from a permitted activity on the subject site.
- Conditions imposed on the consent under section 108 of the Resource Management Act 1991 will control, mitigate and remedy any environment effects caused by the subdivision.
- The proposal is consistent with the policies and objectives of the city's District Plan.
- Council has given due regard to the New Zealand Coastal Policy Statement, any national, regional or proposed regional policy statement and any other regulations in reaching its decision. Council considers there are no other relevant matters that need to be dealt with.
- The proposal is consistent with the purposes and principles of Part II of the Resource Management Act 1991.

1. PROPOSAL

Resource Consent is sought by the Greater Wellington Regional Council to undertake earthworks and land disturbance associated with undertaking the work recommended in the Wildfire Risk Management Analysis (WRMA) by Tony Teeling. The WRMA provided several recommended works to be undertaken to reduce the fire risk present on the application site, including removal of certain fire risks (plants), the construction of gravel carparks and the creation of firebreaks around the application site. A total of 18 firebreaks were recommended as part of the WRMA, with differing levels of importance / priority ranging from "Very High" – "Medium", with the firebreaks also providing as various access such as 4x4 tracks or standard 2wd tracks to facilitate more versatile vehicular access around the application site.

These works are proposed to be undertaken in multiple stages, with the first stage consisting of RT-3, RT-4, RT-5, RT-7, RT-11; and RT-18 (see figure 2). The remaining firebreaks being RT-1, RT-2, RT-6, RT-8, RT-9, RT-10, RT-12 – RT-17 are to be constructed during 2023 and 2024, as they are weather / season dependant (Appendix 1). The proposed firebreaks range from 2m – 4m in width, requiring between 0m to 1m cuts required to form each of the firebreaks. RT-11 has been identified as being proposed in the vicinity of a high sensitivity lizard environment. As such, an alternative firebreak track is proposed for RT-11, for the purpose of this report I will call RT-11A (see figure 3).

Stage 1

Appendix 2 of the AEE provides an overview of the lengths, area and volumes of earthworks for the first stage of firebreaks. This should be read in conjunction with this report and is summarised below:

Baring Head Firebreaks / multi-use tracks	Ref	Required multi-use type	Required track specification	Required track length	Required gravel width for firebreak	Area of tracks	Estimated cut dimensions	Estimated cut volume (L x W x H)	Sidecast or fill sites
4x4 track east side of private farm	RT3	Regular use 2WD track	150mm of subbase + 70mm top layer of 40mm domestic	550m	4m	2,200m²	L80m @ 1m cut height; L80m @ 40cm cut height; including 160m water table/inside drain	80 x 4 x 1 = 320m³ 80 x 4 x 0.4 = 128m³ 320 + 128 = 448m³	Side cast 4m each side of track as per map; potential fill site identified at west end of RT5
Carpark at Lighthouse	At end of RT3	Carpark	150mm of subbase + 70mm top layer of 40mm domestic	35m	20m	700m²	No cuts; levelling of carpark area only	0	Spoil to be used for bund around edge (maximum dimensions H1m x W1m)
Northern Boundary of Private farm	RT4	track	100mm of 20mm domestic	255m	4m	1,020m²	No cuts	0	Sidecast
4x4 track following power lines to top of pylon track	RT5	occasional use 4x4 track	100mm subbase + 70mm top layer of 20mm domestic	700m	3m	2,100m²	L255m @ 1m cut height; including water table/inside drain	255 x 3 x 1 = 765m³	Three potential fill sites identified along RT5
4x4 track north to Takarangi Block boundary	RT7	occasional use 4x4 track	100mm subbase + 70mm top layer of 20mm domestic	550m	3m	1,650m²	No cuts	0	Sidecast to 4m each side of track as per map; also 2 potential fill areas identified
4x4 track Valley escarpment to scree	RT11	occasional use 4x4 track	100mm subbase + 70mm top layer of 20mm domestic	1,500m	3m	4,500m²	L700m @ 50cm cut height	700 x 3 x 0.5 = 1,050m³	Two potential fill sites identified; 4m sidecast option in the middle
Fitzroy Bay Rd junction	RT18	Regular use 2WD track	150mm of subbase + 70mm top layer of 40mm domestic	350m	4m	1,400m²	L350m @ 1m cut height; including water table/inside drain	350 x 4 x 1 = 1,400m³	Sidecast
Totals				**Length 3,940m**		**Area 13,570m²**		**Volume of cuts 3,663m³**	

Figure 1: Stage 1 fire track information

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Stage 2

Stage 2 consists of the remaining earthworks required to implement the requirements set out in the WRMA, with specific final earthworks calculations still to be done. While exact earthworks calculations have not been provided for stage 2, the total earthworks of all stages will be a maximum 20,000m^2 in area and 10,000m^3 in volume.

Each proposed firebreak will dispose of any surplus material along the firebreak, either via side casting the length of the firebreak, or via being spread in suitable areas (see figure 4 as example).

Figure 2: Proposed first stage firebreak locations in relation to archaeological sites (RT-3 – red, RT-4 – dark blue, RT-5 – light blue, RT-7 – orange, RT-11 – green, RT-18 – purple)

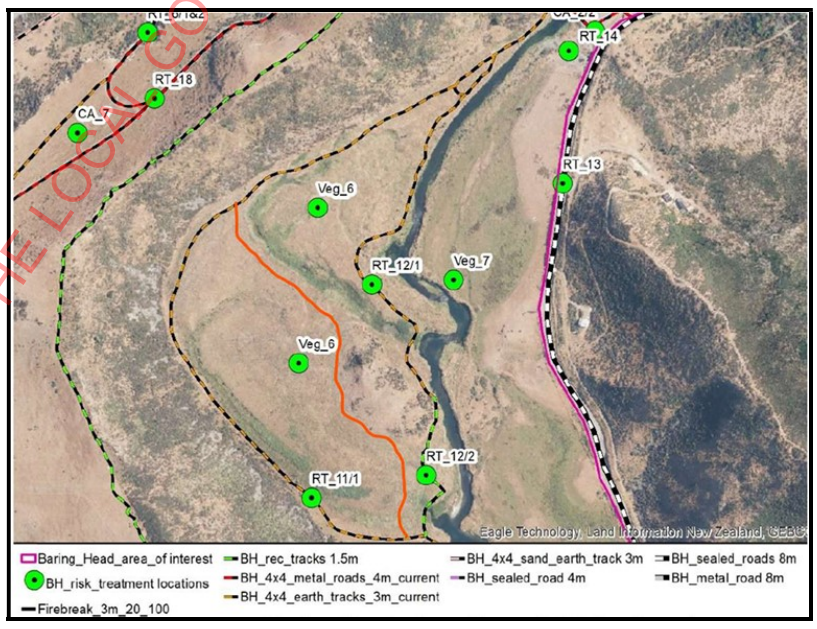

Figure 3: Alternative RT-11 route

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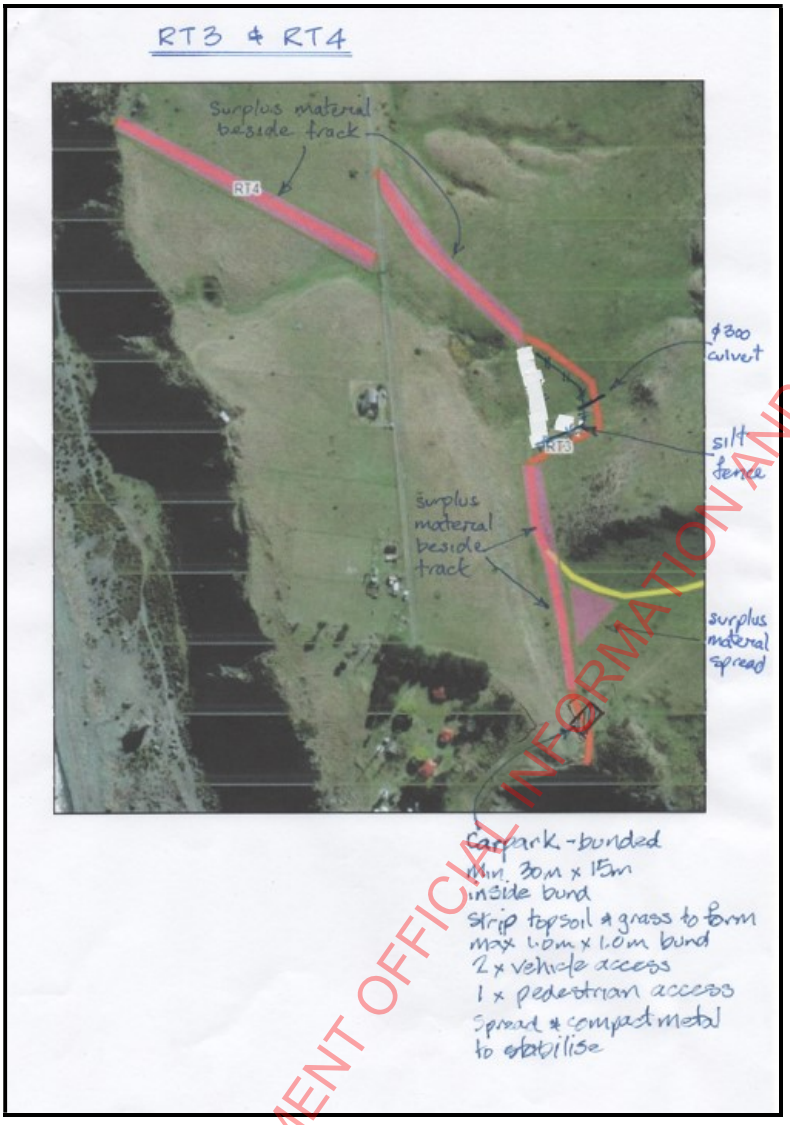

Figure 4: Fill disposal for RT-3 and RT-4

2. SITE DESCRIPTION

The applicant's Assessment of Environment Effects (AEE), supplied in conjunction with the application details a description of the application site. Following a site visit dated 14 December 2022, I consider that this description is accurate, and should be read in conjunction with this report. In summary, the application site is located at 1700 and 1582 Coast Road Wainuiomata Coast, being legally described as Lot 4 DP 56276 with the purpose of "Scenic Reserve" under the Reserves Act 1977 and Lot 1 DP 72418. The application site is 284.60ha in area, within the General Rural Zone of the Operative District Plan. The site has varying topographic and physical qualities and attributes with a valley being present to the north eastern side of the application site, being separated from the remainder of the site via large hill terrain. The Wainuiomata River is situated along the eastern boundary of the site and follows the eastern boundary until forming an estuary at the southern boundary of the site where the Wainuiomata River meets the Tasman Sea.

The application site is subject to numerous Significant Natural and Archaeological Resources notions with the following being situated on the application site or within close proximity (see figure 1):

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Significant Natural Resources

9. Coastal Environment (Map Appendices 2A, 2B & 2C)
    a. Baring Head
    b. Baring Head Beach
    c. Baring Head Scarp
    d. Fitzroy Bay (between Lake Kohangapiripiri and Baring Head Beach)
    f. Orongorongo River Mouth to Baring Head
    m. Wainuiomata River Mouth

Significant Archaeological Resources

R28/4 – Karaka Trees (Near Fitzroy Bay)
R28/8 – Pits (Fitzroy Bay)
R28/9 – Wall/Midden/Pits (Fitzroy Bay)
R28/12 – Ovens (Baring Head)
R28/19 – Pits/Terraces (Baring Head)
R28/21 – Terraces (Baring Head)
R28/35 – Midden (Fitzroy Bay)
R28/40 – Observation Post (Baring Head)

The application site is also home to a number of rare native animals and plants and species that add to the high value ecosystem present. This includes a number of wetlands, birds, lizard species invertebrates and native plants such as spinifex and sand tussock. The application site is also adjacent to a statutory acknowledgement area.

The adjoining sites to the south of the application site are zoned General Rural and General Recreation and have a variety of land-uses. 1578 Coast Road is located within the general Rural Zone of the ODP and is utilised for farming purposes. 1580 and 1584 Coast Road are also situated within the General Rural Zone but are publicly owned and contain the Baring Head lighthouse complex, various nationally / regionally important aerials and the baring Head atmospheric research station, owned by the National Institute of Water and Atmospheric Reach (NIWA).

While 1582 Coast Road (Lot 1 DP 72418), is specified as part of the application site, no earthworks are proposed within the allotment boundaries.

3. RELEVANT PLANNING RULES AND REGULATIONS

District Plan

The District Plan is the appropriate planning instrument with which to assess the proposal. Rules relating to the General Rural Zone, which this proposal falls within, are contained in chapters 8B of the Operative District Plan, with the earthwork specific rules being located in Chapter 14I of the ODP.

As the application site is subject to Significant Natural and Archaeological Resources, Chapter 14E is also of relevance to this application.

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To determine the activity status of the proposal, it must first be assessed against the relevant rules and conditions of the District Plan. An assessment of this can be found below:

Chapter 8B – General Rural

- *Rule 8B 2.3(f) - Any activity within the identified coastal environment as shown on Map Appendices 2A, 2B and 2C.*

The proposal will result in earthworks being undertaken within the identified coastal environment within Map Appendices 2A, 2B and 2C, being SNR 9.

Chapter 14E – Significant natural, Cultural and Archaeological Resources

- *Rule 14E 2.1(b) - In all activity areas, activities and works associated with the protection, preservation, enhancement and conservation of significant natural, cultural and archaeological resources.*

The proposed earthworks and the creation of the firebreaks is only done to protect Baring Head from significant risk of fire damage, as recommended by the WRMA. The proposed work is also to enhance and restore the existing wetlands within the site. Therefore, as the proposed works are for the sole purpose of protecting and preserving Baring Head and restoring the existing ecosystems, the proposed work is considered a Permitted Activity under Rule 14E 2.1(b).

Chapter 14I - Earthworks

- *Rule 14I 2.1.1(a) - The natural ground level may not be altered by more than 1.2m, measured vertically.*
- *Rule 14I 2.1.1(b) - Maximum volume of 50m³ (solid measure) per site.*

The proposal will see more than 50m^3 of earthworks being undertaken on the application which will see that natural ground level change by more than 1.2m, measured vertically. Therefore, the proposal cannot comply with these conditions to be considered a permitted Activity.

- *Rule 14I 2.2(a) – In all activity areas except Special Recreation Activity Area, Passive Recreation Activity Area, Hill Residential Activity Area, and the Landscape Protection Residential Activity Area, earthworks which fail to comply with any of the Permitted Activity Conditions*

The proposed earthworks and land disturbance is not able to comply with the permitted activity conditions 14I 2.1.1(a) and 14I 2.1.1(b) and is not located within any of the excluded activity areas. Therefore, the proposed earthworks are considered a Restricted Discretionary Activity under Rule 14I 2.2(a), with the specified matters of discretion specified in Rule 14I 2.2.1(a).

I consider the proposal to be a Restricted Discretionary Activity under Rule 14I 2.2(a) and a Discretionary Activity under rule 8B 2.3(f). Utilising the principle of bundling, the overall activity status of the proposal is deemed to be a Discretionary Activity.

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National Environmental Standards
The proposal does not require assessment under any National Environmental Standards.

Other Resource Consents
It should be noted that the proposal does not trigger the requirements for any other resource consents, most notably that the proposal can be undertaken as a permitted activity in accordance with the requirements of the Greater Wellington Regional Council.

4. PERMITTED BASELINE

The permitted baseline test has been defined by case law in Smith Chilcott Ltd v Auckland City Council [2001] as comprising non-fanciful (credible) activities that would be permitted as of right by the plan in question.

Using the permitted baseline test, Council has the discretion to disregard any effects that could be established from that of a permitted activity. It is only the adverse effects over and above those forming a part of the baseline that are relevant when considering who is 'affected' and whether effects are considered to be more than minor.

A permitted baseline can be established in relation to earthworks located outside of the coastal environment, resulting in no more than 50m^3 volume and altering the natural ground level by no more than 1.2m vertically. Given the scale of earthworks being proposed and multiple locations being within the coastal environment (Map appendix 2A, 2B and 2C), this permitted baseline provides little aid to establishing a baseline which the proposal's potential 'effects' can be drawn from. Therefore, I do not consider any permitted baseline to be of relevance to this application.

5. NOTIFICATION ASSESSMENT

Council must assess any resource consent application under section 95 of the Resource Management Act 1991 to determine whether a resource consent application should be notified. The Resource Management Act 1991 details a four step process that must be followed, and triggers or precludes notification of applications in certain circumstances. The sections below follow the four step process for public notification (under section 95A) and limited notification (under section 95E).

5.1 - PUBLIC NOTIFICATION STEPS – SECTION 95A

Pursuant to section 95A of the Resource Management Act, this section follows the four step process to determine if public notification is required.

Step 1 - Public notification is mandatory in certain circumstances
Public notification is mandatory in certain circumstances.

Has the applicant requested public notification?	No
Is public notification required under s95C?	No
Is the application made jointly with an application to exchange recreation reserve land under s15AA of the Reserves Act?	No

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Public notification is not mandatory under step 1.

Step 2 - Public notification is precluded in certain circumstances

If public notification is not required under step 1 it may be precluded in certain circumstances (unless special circumstances apply under step 4).

Are all activities in the application subject to a rule in a Plan or National Environmental Standard precluding public notification?	No
Is the application for one or more of the following (but no other) activities? ▪ A controlled activity ▪ A boundary activity with a restricted discretionary, discretionary or non-complying activity status	No

Public notification is not precluded under step 2.

Step 3 - Public notification is required in certain circumstances

If public notification is not precluded under step 2, public notification may be required in certain circumstances.

Is any activity in the application subject to a rule in a Plan or National Environmental Standard that requires public notification?	No
Does the activity have, or is likely to have, adverse environmental effects that are more than minor in accordance with s95D?	No (see assessment below)

Does the activity have, or is likely to have, adverse environmental effects that are more than minor in accordance with s95D?

Public notification is required under step 3 if the activity will have or is likely to have adverse effects on the environment that are more than minor.

The application is for a Discretionary Activity, meaning that all effects considered to be of relevance to the proposal can be considered. These are considered to be:

- Visual amenity and character effects
- Temporary construction effects
- Ecological effects and effects on naturally significant areas
- Effects on historical and culturally significant areas
- Natural Hazards effects

In considering if the adverse effects on the environment are more than minor, the effects on persons who own or occupy the land in, on, or over which the activity will occur; or any land adjacent to that land must be disregarded. I have therefore disregarded the effects on the persons who own or occupy properties at the following properties in making an assessment under s95D:

- 1584 Coast Road (Part Lot 1 DP 72418)
- 1580 Coast Road (Lot 2 DP 72418 Blk VIII Pencarrow SD)
- 1960 Coast Road (WN21C/358)
- 1515 Coast Road (Lot 4 DP 437541)

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- 1435 Coast Road (Lot 1 DP 437541)
- 1469 Coast Road (Lot 2 DP 437541)
- 1497 Coast Road (Lot 3 DP 437541)
- 1500 Coast Road (RT 398278)

The effects on the environment and other persons are considered to be less than minor for the following reasons:

Visual amenity and natural character effects

The earthworks are proposed to be undertaken with a maximum cut of 1m (vertically) with fill being side casted along the newly formed where appropriate, otherwise a small fill mount will be created at the best appropriate location at the side of each firebreak (see figure 4 as example). The character of the wider environment is largely utilised for farming activities, which often involve large open pastures. I consider the proposed volume of earthworks to be relatively small given the large area of the application site, with the majority of the firebreak tracks consisting of long amounts of earthworks consisting of 100mm scrape 'cut' earthworks. The proposal will still result in the application site keeping the overall characteristic and topography of the environment, with the fill mounds and firebreaks being indiscernible beyond the adjacent properties.

It should also be mentioned that the existing lease on the application site is coming to an end and the property will no longer be grazed by livestock. This will mean that the pastures will grow in length over time. This will add to the screening of any visible or large parts of earthworks on then application site. Therefore, the proposal will have less than minor visual amenity and character effect beyond the adjacent sites.

Temporary construction effects

The proposal will involve the use of machinery to scrape and form the proposed firebreaks and carpark facility. While there will be noise associated with the operation of machinery which will be temporary in nature for each of the proposed firebreaks, with all the proposed works to be completed within 2-4 years. The locations of the proposed earthworks are situated so that any construction noise from the proposed earthworks will be indiscernible beyond the adjacent sites. Therefore, the proposal will have less than minor construction noise effects beyond the adjacent sites.

Ecological effects and effects on naturally significant areas

A memorandum regarding the lizard species at Baring Head by Trent Bell of Beca Limited (Senior Associate – Ecology) was provided in Appendix 4 of the AEE. Mr. Bell specified that it was his opinion RT-2, RT-8, RT-9, RT-11, RT-12 and parts of RT-10 require careful consideration as the proposed earthworks will be undertaken in a high sensitivity lizard environment. This memorandum from Mr. Bell was taking into consideration when the 'staging' of the proposed firebreaks was considered. The staging allows for the low-risk firebreaks to be constructed first. The earthworks are proposed for the specific purpose of ensuring that Baring Head is protected from the potential wildfire risk that is present. With the recommendations from Mr. Bell, a Lizard Management Plan is to be produced before any work is to be undertaken on the identified 'high-risk' firebreaks. This Lizard Management Plan

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will provide final location for the 'stage 2' firebreaks as well as RT-11. Therefore, the proposal is considered to have less than minor ecological effects on the wider environment.

The proposed earthworks will see the re-instatement of existing of historic wetlands. Where wetlands have been identified in proximity to the proposed firebreaks (RT-11, RT- 5), it is proposed to move the existing tracks or supply a 300mm diameter culvert to wetlands previously 'disconnected' due to the historical formation of the existing tracks. This will allow the wetlands to connect back together and with the aim that, in time, the biodiversity and native species return to these locations.

It should be noted that while the application is a Discretionary Activity, Ecological effects are largely controlled as a function and responsibility of the Regional Council (Greater Wellington Regional Council), through the functions specified in Section 30 of the Resource Management Act 1991, although are covered here for completeness.

Effects on historical and culturally significant areas

The application site and the wider environment has a rich archaeological and cultural history present which contributes significantly to the number of sites of cultural and archaeological significance specified within the District Plan. These identified sites of cultural significance are extremely prevalent within the wider environment. It should also be noted that these sites are not always accurate when geospatially mapped.

The majority of the proposed firebreak locations are proposed to follow already pre-existing tracks as to minimise any potential discovery for both identified and potentially unidentified archaeological sites. The only non-existing firebreak which is proposed to go within a close proximity to a site identified in the District Plan as having archaeological significance is a small portion of RT-10 which is proposed to be located close to R28/19 – Pits/Terraces (Baring Head), but final location of this firebreak has yet to be determined. As part of the proposal, Ms. Boisen Round specified that no work will be undertaken within 50m of the R28/19 without first an archaeologist investigating the site, and if necessary, applying for an Archaeological Authority from Heritage New Zealand Pouhere Taonga. There are a number of other firebreaks that are proposed that will be situated within a close proximity to a site identified as having archaeological significance, but will follow a pre-existing track, with some minimal widening occurring (0.5m either side). Therefore, the proposal will have less than minor effects on archaeologically significant sites.

It is acknowledged that the Port Nicholson Block Claims Settlement Act 2009 and Ngati Toa Rangatira Deed of Settlement are located with the same area of the application site. While the application site is not within a statutory acknowledgement area and is not subject to an identified site of cultural significant within the District Plan, there is still the possibility of an unknown kōiwi, taonga or wāhi tapu being discovered/disturbed. Because of this, the applicant has volunteered an accidental discovery protocol, notifying Port Nicholson Block Settlement Trust, Heritage New Zealand Pouhere Taonga and New Zealand Police (in the event of a body). Therefore, for the reasons specified above, the proposal will have less than minor effects on culturally significant sites.

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Natural hazard effects

The proposed earthworks associated with the creation of multiple firebreaks is largely shallow scrape, with some smaller areas of larger cut where necessary to reinstate wetlands present on the application site. The large volume of earthworks is primarily due to the large length for the firebreaks that are being proposed. Given the shallow nature of the earthworks being proposed and the very nature of firebreaks being to prevent the potential damage from wildfires, I consider the proposal to have less than minor natural hazard effects.

Public notification is not required under step 3.

Step 4 – Public notification is required in special circumstances

If public notification is not required under step 3 it may still be warranted where there are special circumstances.

Do special circumstances exist that warrant public notification?	No

Special circumstances have been defined as circumstances that are unusual or exceptional but may be less than extraordinary or unique. The proposal relates to earthworks located at Baring Head. The District Plan is considered to provide clear policy direction and assessment matters relevant to the proposal, and it is considered that public notification will not reveal any new information relevant to determination.

On this basis, it is not considered necessary to publicly notify the application due to special circumstances.

Conclusion

Public notification is not required.

5.2 - LIMITED NOTIFICATION STEPS - SECTION 95B

As determined in section 5.1, public notification is not required. Pursuant to section 95B of the Resource Management Act, a 4 step process must therefore be followed to determine if limited notification is required.

Step 1 – Certain affected groups/persons must be notified

Limited notification is mandatory for certain groups/persons.

Are there affected customary rights groups?	No
Are there affected customary marine title groups (for accommodated activities)?	No
Is the proposal on or adjacent to, or may affect, land that is subject to a statutory acknowledgement and whether the person to whom the statutory acknowledgement is made affected under section 95E?	No

Limited notification is not required under step 1.

Step 2 – Limited notification is precluded in certain circumstances

Limited notification to any other persons not referenced in step 1 is precluded in certain circumstances (unless special circumstances apply under step 4).

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Are all activities in the application subject to a rule in a Plan or National Environmental Standard precluding limited notification?	No
Is the application for the following, but no other activity: ▪ A controlled activity (other than a subdivision) under the District Plan	No

Limited notification is not precluded under step 2.

Step 3 – Certain other persons must be notified

If limited notification is not precluded under step 2, limited notification is required for any persons found affected under s95E.

Are any of the following persons 'affected' under s95E? ▪ For 'boundary activities' an owner of an allotment with an 'infringed boundary'	No – Application is not a boundary activity
For all other activities, are there any affected persons in accordance with s95E?	No (see below assessment)

In accordance with s95E are there any affected persons?

Section 95E(3)(a) stipulates that those individuals who give written approval to a proposal cannot be considered to be an affected person/s. No persons have given formal written approval for this application.

In accordance with section 95E, I have considered whether the proposal could adversely affect any other persons. I consider there to be no affected persons as the potential environmental effects will be less than minor for the following reasons:

<u>Persons at 1578 Coast Road (Part Parangarahu 1A1 1A2 1A3 blocks - WN 26B/763), 1580 Coast Road (Lot 2 DP 72418 Blk VIII Pencarrow SD); & 1584 Coast Road (Part Lot 1 DP 72418) located to the southwest of the application site.</u>

- The proposal will largely entail earthworks and forming of firebreaks that will be a significant physical distance from these adjacent properties, with the exception of RT-4 being formed along the northern boundary of 1578 Coast Road and RT-3 (and associated carpark) being formed along the eastern boundary. RT-4 will not involve any cuts, being a 100mm deep scrape and 4m in width. RT-3 will be 448m^3 of cut along an already formed track ranging from 40cm – 1m measured vertically. Surplus material is being sidecast and a small fill site being identified. I consider that the earthworks associated with the formation of RT-3 and RT-4 to be modest in size when considering the size, topography and open nature of the site and the wider environment. The hill landscape, cliff landscapes and coastal environment will remain the dominant natural features on the application site. Therefore, I consider the proposed earthworks to have less than minor visual amenity and character effects on persons at these adjacent properties.
- The RT-3 and RT-4 are proposed to ensure that these adjacent properties are physically separated from the application site, so in the event of a wildfire these properties will have a firebreak running completely along their boundary exteriors. The proposed earthworks are seen as having a positive effect on these adjacent

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properties, given the extreme fire risk that is present on the application site and will prevent any damage to these properties in the event of a wildfire.

Persons at 1435 Coast Road (Lot 1 DP 437541), 1469 Coast Road (Lot 2 DP 437541), 1497 Coast Road (Lot 3 DP 437541), 1515 Coast Road (Lot 4 DP 437541)

- These adjacent properties are all residentially developed lifestyle properties and will have view of RT-11, RT-12, RT-13 and RT-14, with the remainder of the proposed earthworks either being screened from view or being too visually distanced to be discernible. RT-11 is proposed to be 3m in width over a 1500m long track, with a maximum 50cm of cut being proposed over 700m of the track, resulting in of 1,050m^3 of earthworks. Due to the ecologically sensitive environment surrounding RT-11, two fill sites were proposed for majority of the firebreak, with some areas being sidecast. RT-12, RT-13 and RT-14 are proposed during the second stage of works, with no exact calculations being provided. The distance from these neighbouring properties to the application site and the proposed earthworks is sufficient to ensure that the earthworks will not be discernible from these neighbouring properties. The proposed earthworks are also proposed to re-instate wetlands on the application site, which will see a small increase in the visual amenity of the application site, when being viewed from these adjacent properties over an extended period of time. The Wainuiomata River and the valley will still remain the dominant natural features of the site when being viewed from these neighbouring properties, with some wetlands adding to these when fully restored. Therefore, I consider that the proposed earthworks will have less than minor visual amenity and charter effects on persons at these adjacent properties.

Persons at 1960 Coast Road (WN21C/358) located to the east of the application site; & 1500 Coast Road (RT 398278) located to the north of the application site.

- 1960 Coast Road is a large undeveloped property being separated from the application site by Coast Road and the Wainui River. Given the size and nature of 1960 Coast Road, all the proposed earthworks will be indiscernible when being viewed from this property. Therefore, the proposal will have less than minor visual amenity and character effects on 1960 Coast Road.
- 1500 Coast Road is also a large undeveloped property, situated to the north of the application site. RT-7 is proposed to run north to the common boundary between the application site and 1500 Coast Road, RT-8 and RT-9 are proposed 110m form the common boundary with the remaining earthworks being proposed over 600m away. No cut is being proposed as part of RT-7, with a 100mm scrape being proposed, 3m in width. The surplus material will be disposed of via sidecast and potential fill areas. I consider that the earthworks being proposed for RT-7 to be modest considering the size of the application site and 1500 Coast Road. Given the modest amount of earthworks for RT-7 and the separation distance between 1500 Coast Road and the rest of the proposed earthworks, I consider the proposal to have less than minor visual amenity and character effects on persons at 1500 Coast Road.

General (all persons)

- I consider that all the proposed earthworks and firebreaks are significantly distanced from any residential activity (being sensitive activities) on any of the above adjacent properties. This separation distance will ensure that the temporary construction noise

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effects and nuisance from dust is considered to be less than minor on all persons at the above adjacent properties.

- The applicant has proposed an accidental discovery protocol and has specified that any work within 50m of an archeologically significant site will have a site investigation undertaken by an archaeologist prior to work.
- The undertaking of all the proposed earthworks, as recommended by the WRMA are to ensure that Baring Head is physically protected if a wildfire occurs on the site. The recommendations will also ensure that any wildfire that occurs will not spread to all of the above adjacent properties, therefore increasing the natural hazard resilience of the application site, Coast Road and all the above neighbouring properties and persons who reside on these sites.

On the basis of the above assessment, I consider any adverse effects on all persons will be less than minor. Limited notification is not required under step 3 as a result.

Step 4 – Limited notification is required under special circumstances
If limited notification is not required under step 3, limited notification may still be warranted where there are special circumstances.

Do special circumstances exist that warrant notification of any persons to whom limited notification would otherwise be precluded?	No

For the reasons outlined under step 4 in section 5.1 above I do not consider there to be any special circumstances that warrant limited notification of this proposal.

Conclusion
Limited notification is not required.

5.3 - NOTIFICATION DECISION

In accordance with the notification steps identified in section 5.1 and 5.2 of this report, the application shall proceed on a non-notified basis.

6. DETERMINING THE APPLICATION

Section 104 requires, when considering a resource consent application, that Council must, subject to Part 2, have regard to any actual or potential effects on the environment; any measure agreed or proposed by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any negative effects; any relevant provisions of a National Environmental Standard; other regulations; a National Policy Statement; a New Zealand Coastal Policy Statement; a Regional Policy Statement or proposed Regional Policy Statement; a plan or proposed plan; and any other matter the consent authority considers relevant and reasonably necessary to determine the application.

6.1 - ASSESSMENT OF ACTUAL OR POTENTIAL EFFECTS ON THE ENVIRONMENT UNDER S104(1)(A)

An assessment of the effects on the environment has been undertaken in some detail within sections 5.1 and 5.2 above. The matters discussed and the conclusions reached are also

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applicable with regard to the adverse effects assessment under section 104(1)(a) of the Act, I consider there is no need to repeat the substance of the previous assessment and direct the reader to the analysis and conclusions undertaken in section 5.1 and 5.2 above.

Positive Effects

When assessing the effects of an activity, positive effects on the environment should be included. This was reinforced by the High Court in its decision in Elderslie Park v Timaru District Council [1995], stating that:

> *"To ignore real benefits that an activity for which resource consent is sought would bring necessarily produces an artificial and unbalanced picture of the real effect of the activity"*

The earthworks are being proposed to increase the resilience of Baring Head in the event of a wildfire occurring. Baring Head is regional park that is a naturally significant resource being the only mainland black-backed gull colony in the region, is home to a number of indigenous lizards, rare spotted skink and katipo spider with regionally/national significant marine terraces being present. The earthworks and proposed firebreaks will help to protect these specifies and the environment from the extreme fire risk that is present at Baring Head.

RT-3 and RT-4 are proposed to ensure that the adjacent properties tot the south west of Baring Head are separated from the application site in the event of a wildfire. These sites are identified as being of high value, consisting of a privately owned farm, various nationally / regionally important aerials and the NIWA Baring Head atmospheric research station. The earthworks will ensure that these properties are protected in the event of a wildfire.

Some of the firebreaks are also proposed to be utilised as tracks to allow for vehicles to better utilise Baring Head and for better walking tracks for the public. These better formed tracks will allow for people to better evacuate the Baring Head easily in the event of a fire, and to allow people to access the old Baring Head lighthouse facility easily with a carpark being available.

Conclusion

I consider the actual or potential effects on the environment to be acceptable for the reasons outlined above.

6.2 - ASSESSMENT OF THE RELEVANT PROVISIONS OF THE DISTRICT PLAN UNDER S104(1)(B)

Objectives and policies of the District Plan

I consider the proposal is consistent with the relevant District Plan objectives and policies identified below:

8B 1.1.1 – Open Space Character and Amenity Values

Objective

To maintain and enhance the open character and amenity values which are prevalent in rural areas.

Policies

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(a) *To allow for those activities which are appropriate in rural areas and which maintain and enhance the open character and amenity values of rural areas together with the intrinsic values of ecosystems.*
(b) *To ensure that sites are of a size that the open space character and amenity values of rural areas are maintained and enhanced.*
(c) *The preservation of the natural character of wetlands, lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development.*

8B 1.1.2 – Coastal Environment

Objective

The natural character and amenity values of the coastal environment, together with significant indigenous vegetation and significant habitats of indigenous fauna be protected from inappropriate subdivision, use and development..

Policies

(a) *To recognise the coastal cliffs and headlands as the coastal environment and as an area of significant natural resource.*
(c) *To ensure that buildings and structures have adverse visual effects which are no more than minor.*
(d) *To ensure that subdivision, use and development does not compromise the natural character of the environment and ensure that interference with coastal processes is avoided, remedied or mitigated.*
(e) *To preserve characteristics of special spiritual, historical or cultural significance to Māori.*

14I 1.1 – Natural Character

Objective

To ensure earthworks do not affect adversely the visual amenity values, cultural values or historical significance of an area, natural feature or site.

Policies

(a) *To protect the visual amenity values of land which provides a visual backdrop to the City.*
(b) *That rehabilitation measures be undertaken to mitigate adverse effects of earthworks upon the visual amenity values.*
(c) *To protect any sites with historical significance from inappropriate earthworks.*
(d) *To recognise the importance of cultural and spiritual values to the mana whenua associated with any cultural material that may be disinterred through earthworks and to ensure that these values are protected from inappropriate earthworks.*

14I 1.2 – Amenity, Cultural and Histroical Values

Objective

To ensure that earthworks are designed to maintain the natural features that contribute to the City's landscape.

Policies

(a) *To ensure that earthworks are designed to be sympathetic to the natural topography.*

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(b) To protect significant escarpments, steep hillside areas, and the coastal area by ensuring that earthworks are designed to retain the existing topography, protect natural features, and prevent erosion and slips.

Following my assessment and the conclusions reached in sections 5.1 and 5.2, the proposal is considered to be consistent with the above objectives and policies, please refer back to these sections of the report.

6.3 - ASSESSMENT OF THE RELEVANT PROVISIONS OF OTHER STATUTORY PLANNING DOCUMENTS UNDER S104(1)(B)

I consider that there are no other relevant provisions of national environmental standard, other regulations, national policy statement, New Zealand Coastal Policy Statement or regional policy statement or proposed regional policy statement that regard must be had.

6.4 – PURSUANT TO S104(1)(C) ARE THERE ANY OTHER MATTERS RELEVANT AND REASONABLY NECESSARY TO DETERMINE THE APPLICATION?

I consider there are no other matters relevant and reasonably necessary to determine the application.

6.5 - PART 2 OF THE RESOURCE MANAGEMENT ACT

I consider the proposal meets Part 2 matters of the Resource Management Act 1991.

6.6 - SUBSTANTIVE DECISION

In accordance with s104B I have considered the application for a discretionary activity and have decided to grant the application subject to conditions under s108.

7. CONDITIONS OF RESOURCE CONSENT

In accordance with s108 of the Resource Management Act 1991, resource consent has been granted subject to the following conditions:

1. That the proposal is carried out substantially in accordance with the information and approved plans (Risk treatment location maps, Section 13.11 Wildfire Risk Management Analysis produced by Integrated Consultancy Limited) submitted with the application and held on file at Council.

   Where there may be inconsistencies between information provided by the applicant and conditions of the resource consent, the conditions of the resource consent will apply.

   Note: This condition addresses an essential administrative matter.

2. The consent holder shall ensure that a copy of this consent and all relevant management and control plans are to be held on the site to which the consent relates at all times. These

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should be readily available and shall be produced upon request from an agent of the Hutt City Council.

3. That the consent holder advises Council (enforcement@huttcity.govt.nz or 04 560 1044) at least two working days before any work starts on site; and that the consent holder also supplies the name, phone number and address of the main contractor and, if applicable, the same details for the earthworks company.

   Important notes:
   - Compliance with this conditions should occur at the start of each earthworks 'stage'.
   - When given notice of a start date, a compliance officer will suggest an on-site meeting to run through a checklist of things to make sure the project runs as smoothly as possible. This service is included in the resource consent application fee. Using it could avoid difficulties later on. Please note that additional monitoring visits will be charged at $180 per hour.
   - Notification of work commencing is separate to arranging building inspections.

   Note: This condition addresses an essential administrative matter

4. That the consent holder installs and maintains sediment control measures in compliance with Greater Wellington regional council's erosion and sediment control guidelines and in accordance with the Erosion Sediment Control Plan submitted with the application and held on Council file RM220435 (Produced by Wilding Woods Ltd – "Erosion and Sediment Control Plan Baring Head, Wellington – Rev C").

5. In the event of an archaeological site, waahi tapu, taonga or koiwi being discovered or disturbed during the activities authorised by this consent, the Consent Holder must immediately cease further work and, within 24 hours, inform:
   a. The local iwi and hapu; and
   b. Heritage NZ National Office; and
   c. The Police; and
   d. The Hutt City Council

   Further work at the site must be suspended while iwi carry out their procedures for removal of taonga. The Council's Consent Monitoring Team will advise the Consent Holder when work at the site may recommence.

   Advice Notes: *In the event that human remains are found the Police should be contacted immediately. All works must cease until advice is given that works can recommence. Iwi representatives from Port Nicholson Block Settlement Trust, Ngāti Toa Rangatira and Wellington Tenths Trust must be contacted. Heritage NZ, National Office, can be contacted on (04) 472 4341.*

6. During earthworks for the construction of firebreak RT-10, the consent Holder shall ensure that a suitably qualified archaeologist is present for any work within 50m of a site identified as a significant archaeological resource (Chapter 14E of the District Plan).

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Advice Note: *R28/19 – Pits/Terraces – Baring Head is located in close proximity to the location of RT-10.*

7. At least 48 hours prior to earthworks commencing for RT-11, the consent holder shall supply to Council (enforcement@huttcity.govt.nz or 04 560 1044):
    a. Plans specifying the exact location of where RT-11 is to be located; and
    b. The total cut and fill volume of earthworks for RT-11; and
    c. The location of any fill sites for RT-11

8. Within 30 days after work has been completed; the consent holder shall supply to Council:
    a. the final locations of all firebreaks, bare earth barriers and carparks that have been constructed; and
    b. The total earthworks volumes for each firebreak, bare earth barrier and carpark; and
    c. The location of all fill sites.

Advice Note: *This condition is to ensure that Council has an up to date and accurate information for works done under this consent.*

Processing Planner:

Vincent Ashman
Intermediate Resource Consents Planner

Peer reviewer:

Stephen Dennis
Principal Resource Consents Planner

Application lodged: 29 November 2022
Application approved: 11 January 2023
No of working days taken to process the application: 16

8. NOTES:

- In accordance with section 357 of the Resource Management Act 1991, the consent holder is able to object to the conditions of the consent. The consent holder must submit reasons in writing to Council within 15 working days of the date of this decision.

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- In accordance with section 120 of the Resource Management Act 1991 the applicant/ consent holder may appeal to the Environment Court against the whole or any part of this decision by the consent authority.

- The consent lapses, in accordance with section 125 of the Resource Management Act 1991, if the proposal is not given effect to within five years, that is, by 11 January 2028.

- The consent applies to the application as approved by Council. The consent holder should notify Council if there are changes to any part of the plans. Council may require that the consent holder submits a new resource consent application.

- The proposal has been assessed against the requirements of the city's District Plan. Bylaws may apply to the proposal that may require separate approval from Council before starting any site works. See huttcity.govt.nz for a full list of bylaws.

- The proposal has not been checked for compliance with the Building Act 2004. No associated building work should start without first getting a building consent.

- The consent is not a licence to create adverse effects such as unwarranted dust, noise or disruption. It does not change the legal duty to avoid, remedy or minimise such effects. Council may enforce the provisions of the Resource Management Act 1991 if the consent holder fails to meet this obligation.

- Failure to comply with an abatement notice may result in Council imposing an infringement fine or initiating prosecution.

- Advice note from Heritage New Zealand: The property has, or is likely to have been occupied prior to 1900. Any disturbance of land or damage or destruction of any building or structure associated with human activity prior to 1900, may require an archaeological authority from Heritage New Zealand under the Heritage New Zealand Pouhere Taonga Act 2014. Please contact Heritage New Zealand for further information.

- Before commencement of any work within the legal road corridor, including the laying of services, application is to be made for a Corridor Access Request (CAR). A CAR request can be made through contacting BeforeUdig either on their website: beforeudig.co.nz or 0800 248 344. Work must not proceed within the road reserve until the CAR has been approved, including the approved traffic management plan if required.

- Constructing, modifying or repairing a vehicle crossing requires separate Council approval, in addition to the approved resource consent. The vehicle crossing is to be constructed in accordance with Council's standards and codes. For more information contact the Transport Division via (04) 570 6881 or click the following link: huttcity.govt.nz/Services/Roads-and-parking/Vehicle-crossings/

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9. APPENDICIES

9.1 APPENDIX 1: FULL MAP OF RECOMMENDED TREATMENTS

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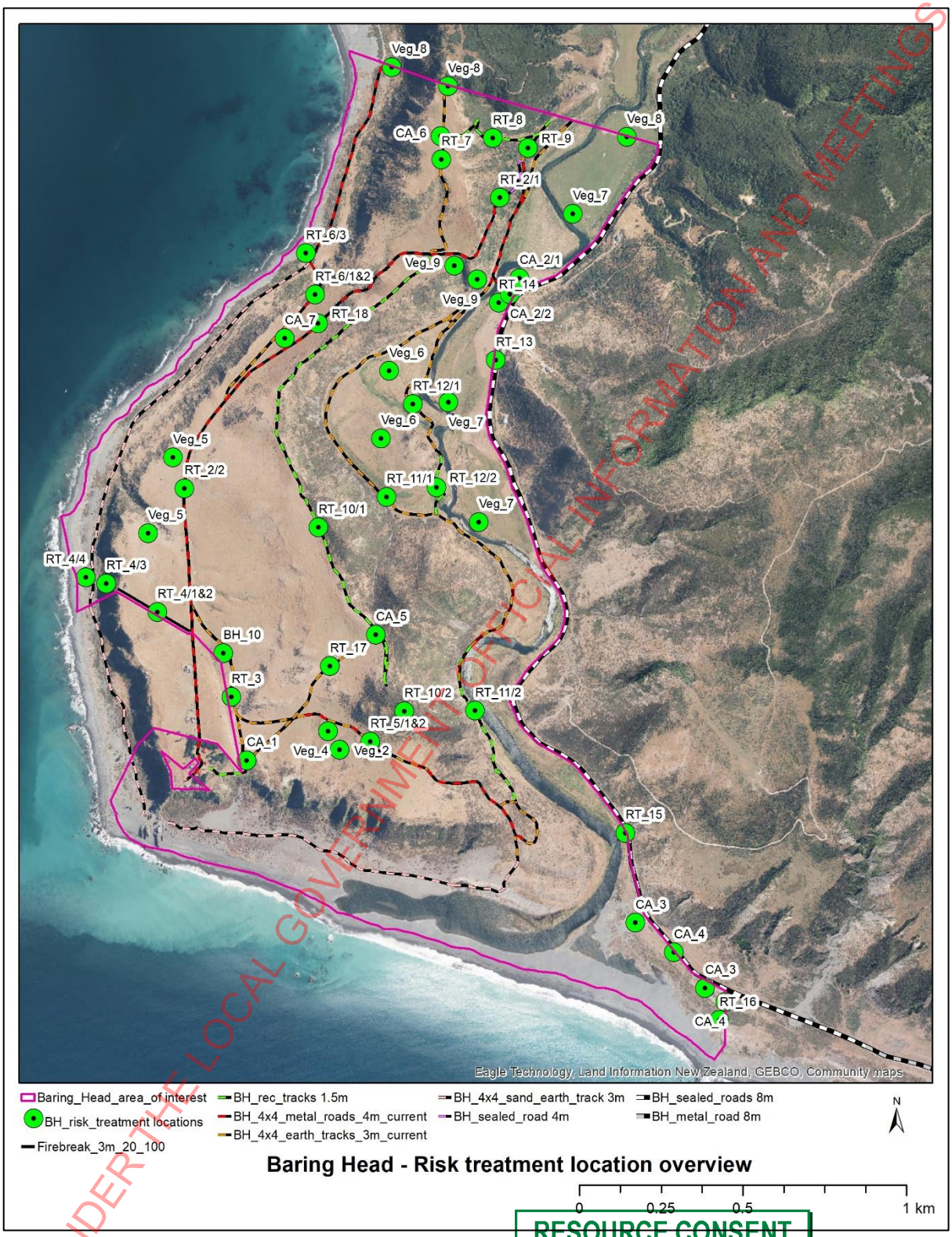
13.11. Appendix 11: Risk treatment location maps

Risk treatment locations overview



RESOURCE CONSENT
GRANTED
11/01/2023
HUTT CITY COUNCIL
HUTT CITY TE AWA KAIRANGI

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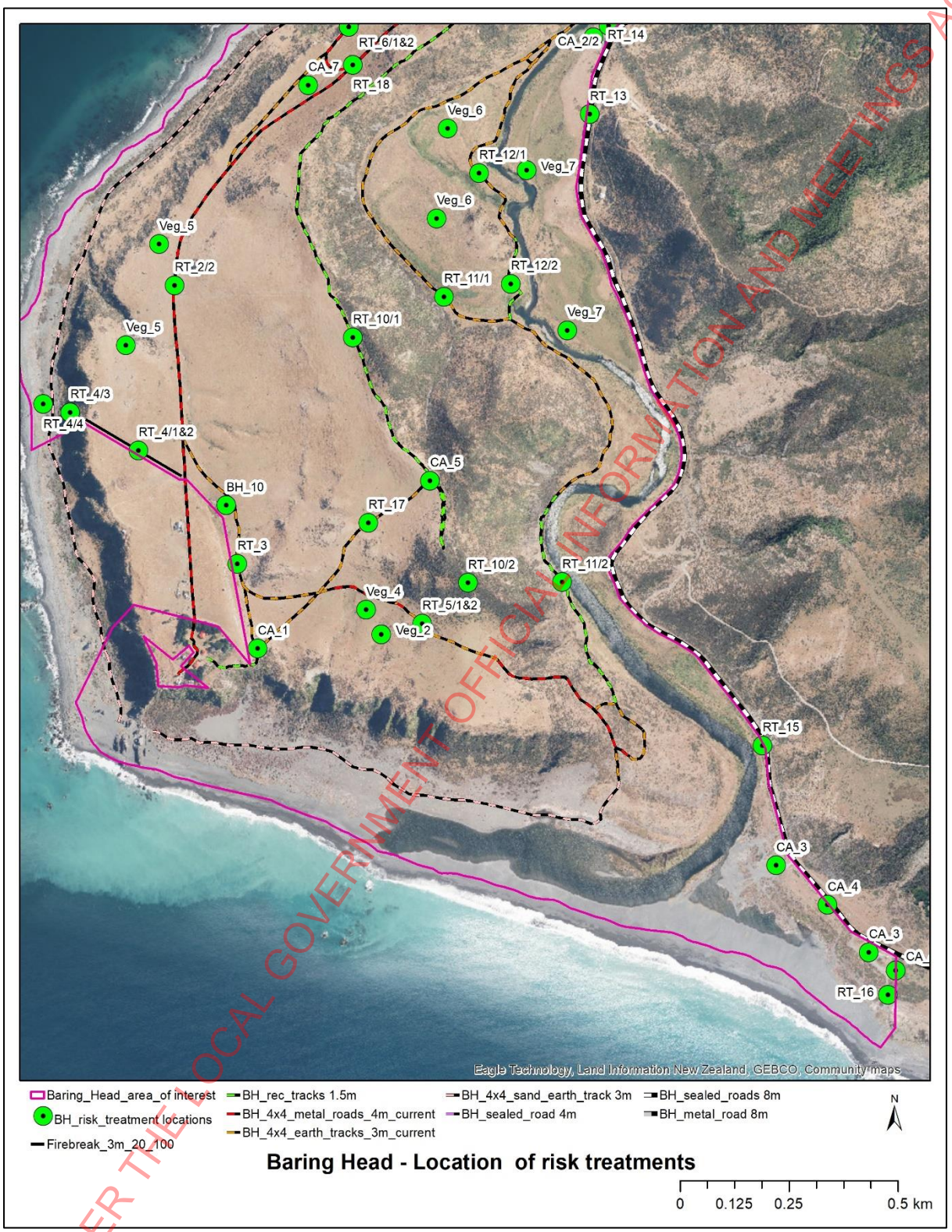
Southern and mid-section risk treatment locations



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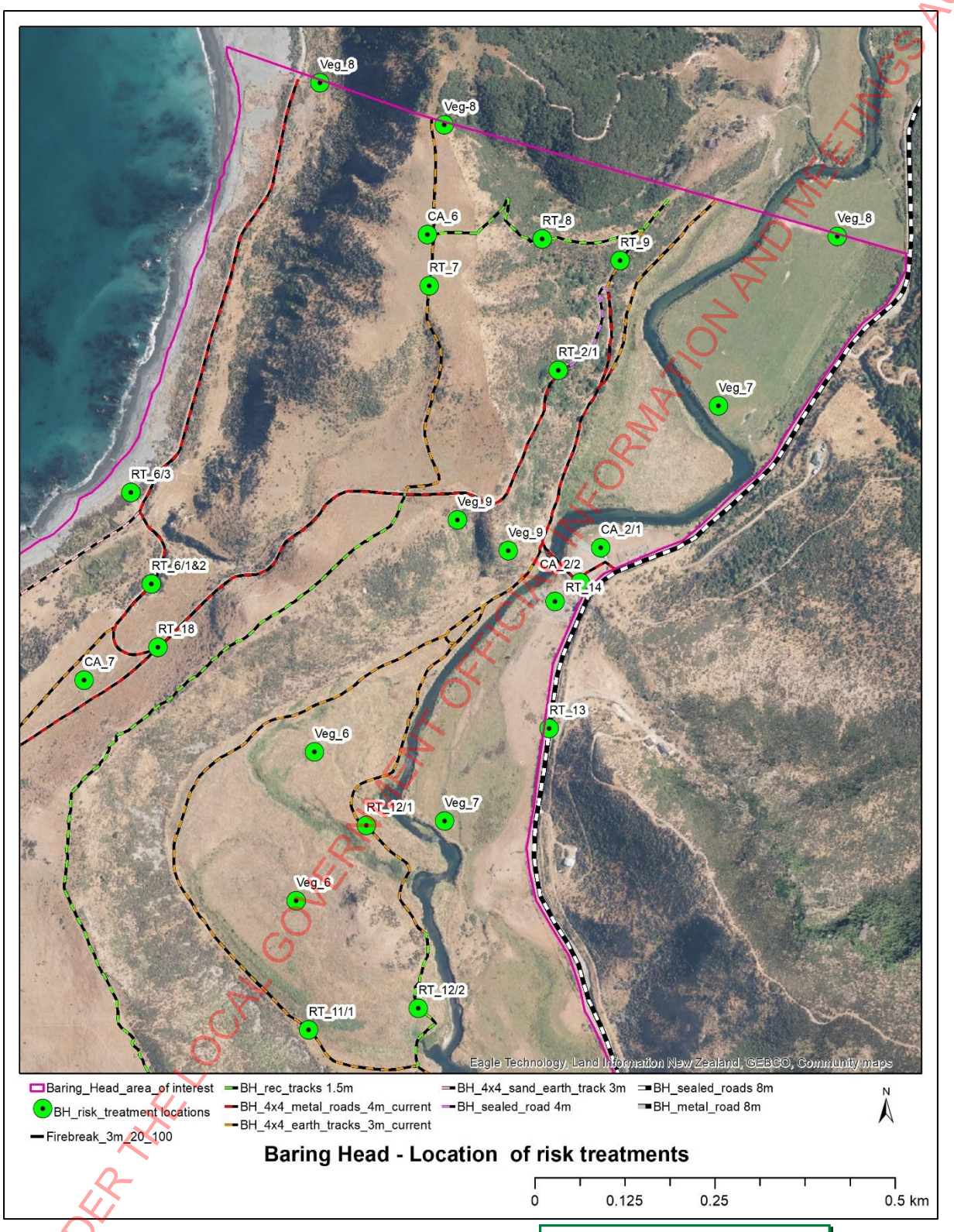
Northern section risk treatment locations



RESOURCE CONSENT

GRANTED
11/01/2023

HUTT CITY COUNCIL

Hutt City Council
30 Laings Road
Private Bag 31912
Lower Hutt 5040
New Zealand
www.huttcity.govt.nz
T 04 570 6666
F 04 569 4290

RM number: RM230045
Date: 6 April 2023
Applicant: GWRC Parks
Attention: Zane Gilgren
Address: 1056 Fergusson Drive, Clouston Park, Upper Hutt 5018

Sarah Akers
Consultant Planner
T 04 570 6666
resourceconsents@huttcity.govt.nz
Our reference: RM230045

APPROVAL OF RESOURCE CONSENT FOR A NEW TOILET BLOCK AT PARANGARAHU LAKES, EAST HARBOUR REGIONAL PARK (SECTION 84 HARBOUR DISTRICT AND SECTION 1 BLOCK V PENCARROW SURVEY DISTRICT)

Council granted consent for the following reasons:

- The proposed toilet block is small in footprint and low in height. It has a simplistic functional design so as to not create a visual focal point or detract from the surrounding natural environment.
- The proposed toilet block has been located on a flat area of land and will not protrude above the level of the scarp and as such is aligned with the form of the land.
- The proposed earthworks will not visually impact on the existing ground levels, as the proposed cut will be infilled with the proposed holding tanks.
- No natural features will be affected by the proposed earthworks, with only two shrubs required to be removed.
- The proposal is consistent with the policies and objectives of the city's District Plan.
- Council has given due regard to the New Zealand Coastal Policy Statement, any national, regional or proposed regional policy statement and any other regulations in reaching its decision. Council considers there are no other relevant matters that need to be dealt with.
- The proposal is consistent with the purposes and principles of Part II of the Resource Management Act 1991.

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1. PROPOSAL

The applicant proposes to establish a new toilet block to service visitors to the Pencarrow Lighthouse and Parangarahu Lakes area of East Harbour Regional Park. The toilet block will be located on Pencarrow Coast Road (beyond Burdens Gate, which is the southern most part publicly accessible by vehicles), between Inconstant Point and Pencarrow Head. It will be located just to the south of a walking track which leads to the Pencarrow Lighthouse and the Parangarahu Lakes area. It will be located on the eastern side of Pencarrow Coast Road, in a small clearing at the base of the scarp.

The toilet block will contain two toilets and will be 3.86m in length and 2.78m in width (including chimneys in the width). It will have a height of 2.3m (plus 0.6m for chimneys). It will be a concrete slab building with a mono-pitch roof. The applicant has outlined that the external colour scheme is yet to be finalised, but will comprise of muted/natural colours. The applicant has proffered a condition of consent requiring that the final colour scheme be approved by the Resource Consents Manager prior to construction.

Two holding tanks with attached chimneys will be located to the rear of the toilet block.

The applicant has advised that earthworks comprising approximately $7m^3$ of cut with a depth of 1.6m will be required to provide for the holding tanks.

2. SITE DESCRIPTION

The site is located on Pencarrow Coast Road (beyond Burdens Gate, which is the southernmost part publicly accessible by vehicles), between Inconstant Point and Pencarrow Head. It is located just to the south of a walking track which leads to the Pencarrow Lighthouse and the Parangarahu Lakes area. It is located on the eastern side of Pencarrow Coast Road, in a small clearing at the base of the scarp.

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Figure 1 – Location of proposed toilet block (red). Shrubs to be removed (yellow).

Figure 2 – Location of proposed toilet block (red circle).

The site is legally described as Section 84 Harbour District and Section 1 Block V Pencarrow Survey District, held in Record of Title WNB2/620. There are no interests registered on the title that will impact on the application.

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The site is situated within the General Recreation Activity Area of the Operative City of Lower Hutt District Plan. The site is located within the Regional Park area and Significant Natural Resource: 9 (Coastal Environment) overlays. There are no further specific restrictions or notations listed within the District Plan that will affect the processing of this application.

PC56 does not apply to the site.

3. RELEVANT PLANNING RULES AND REGULATIONS

District Plan

The District Plan is the appropriate planning instrument with which to assess the proposal. Rules relating to the General Recreation Activity Area, which this proposal falls within, are contained in chapters 7A and 14.

The proposed activity has the following activity status under the District Plan;

- **Restricted Discretionary Activity** under Rule 7A 2.2(d) as the proposal involves a new building within the East Harbour Regional Park.
- **Restricted Discretionary Activity** under Rule 14I 2.2(a) as the proposal involves earthworks over 1.2m in depth.

Council's discretion is restricted to the following matters:

Building in East Harbour Regional Park

External appearance and location of buildings and structures:

- *Where practicable, all buildings and structures should avoid skyline locations;*
- *Where practicable, buildings and structures should be sited near a change in landform, such as the base of a hill or on a terrace;*
- *Buildings should be aligned with the contour or form of the land;*
- *Excavations should be minimised; and*
- *Where practicable, buildings should be grouped together.*

Earthworks

- *Amenity values*
- *Existing natural features and topography*
- *Historical or cultural significance*
- *Natural hazards*

Note: It is considered that consent under Chapter 14E (Significant Natural, Cultural and Archaeological Resources) is not necessary, as the proposal complies with the permitted activity rule 14E 2.1(b) relating to activities and works associated with the protection, preservation, enhancement and conservation of significant natural, cultural and archaeological resources. I concur with the assessment provided in this regard:

> *Constructing a toilet block for visitors to the park will significantly reduce the amount of toileting occurring within the rare and threatened ecosystems located at the lighthouses and Parangarahu Lakes area, therefore preserving and protecting areas within a SNR. The current toileting is also highly culturally offensive to mana whenua of this rohe who hold the East Harbour Regional Park and Parangarahu Lakes areas in high regard. Taranaki Whānui via Port Nicholson Block Settlement Trust (PNBST) is actively*

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engaging with and encouraging this proposal in the rōpū tiaki with GWRC. The need for toileting facilities within the park has been long raised as being important to direct visitors to areas and activities that are appropriate and not into areas that may be culturally or ecologically unsuitable. Please refer to Objective 7 and Action 7.7 in the Parangarahu Lakes Area Co-Management Plan.

Further, visitor numbers have drastically increased to this area over the past five years. Counter data for the Pencarrow lighthouse (accessed via Heritage NZ) shows a total of 840 visitors in January 2017, compared to 3,066 visitors in January 2022. Improvements in toileting facilities are overdue and necessary to ensure GWRC can ensure the significant natural, cultural and archaeological resources in the East Harbour Regional Park are protected and preserved. Therefore, GWRC Parks considers that resource consent is not required for this activity.

It is further noted that the portion of SNA 9 which the site is located within has the following values: *Shrubland on a coastal scarp*. The proposal does not involve the removal of any shrubland from the coastal scarp. Only three shrubs are proposed to be removed, and they are both located on the flat land at the bottom of the scarp. As such, the proposal will not destroy/detract from any of the values for which the site is considered an SNA.

National Environmental Standards
The proposal does not require assessment under any National Environmental Standards.

4. PERMITTED BASELINE

As all buildings and structures in the East Harbour Regional Park require resource consent, there is no relevant permitted baseline. Earthworks up to 50m^3 in volume with a depth of up to 1.2m are provided for as a permitted activity.

5. NOTIFICATION ASSESSMENT

Council must assess any resource consent application under section 95 of the Resource Management Act 1991 to determine whether a resource consent application should be notified. The Resource Management Act 1991 details a four step process that must be followed, and triggers or precludes notification of applications in certain circumstances. The sections below follow the four step process for public notification (under section 95A) and limited notification (under section 95E).

5.1 - PUBLIC NOTIFICATION STEPS – SECTION 95A

Pursuant to section 95A of the Resource Management Act 1991, this section follows the 4 step process to determine if public notification is required.

Step 1 - Public notification is mandatory in certain circumstances
Public notification is mandatory in certain circumstances.

Has the applicant requested public notification?	No
Is public notification required under s95C?	No

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Is the application made jointly with an application to exchange recreation reserve land under s15AA of the Reserves Act?	No

Public notification is not mandatory under step 1.

Step 2 - Public notification is precluded in certain circumstances
If public notification is not required under step 1 it may be precluded in certain circumstances (unless special circumstances apply under step 4).

Are all activities in the application subject to a rule in a Plan or National Environmental Standard precluding public notification?	No
Is the application for one or more of the following (but no other) activities? ▪ A controlled activity ▪ A boundary activity with a restricted discretionary, discretionary or non-complying activity status	No

Public notification is not precluded under step 2.

Step 3 - Public notification is required in certain circumstances
If public notification is not precluded under step 2, public notification may be required in certain circumstances.

Is any activity in the application subject to a rule in a Plan or National Environmental Standard that requires public notification?	No
Does the activity have, or is likely to have, adverse environmental effects that are more than minor in accordance with s95D?	No (see assessment below)

Does the activity have, or is likely to have, adverse environmental effects that are more than minor in accordance with s95D?
Public notification is required under step 3 if the activity will have or is likely to have adverse effects on the environment that are more than minor.

In considering if the adverse effects on the environment are more than minor, the effects on persons who own or occupy the land in, on, or over which the activity will occur; or any land adjacent to that land must be disregarded. I have therefore disregarded the effects on the persons who own or occupy properties at 1320N Coast Road in making an assessment under section 95D.

The proposal is a restricted discretionary activity, and as such it must be assessed in accordance with the relevant matters of discretion, as per the following:

<u>Building in East Harbour Regional Park</u>
External appearance and location of buildings and structures:
The proposed toilet block is small in footprint and low in height. It has a simplistic functional design so as to not create a visual focal point or detract from the surrounding natural

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environment. The applicant has outlined that the external colour scheme is yet to be finalised, but will comprise of muted/natural colours. The applicant has proffered a condition of consent requiring that the final colour scheme be approved by the Resource Consents Manager prior to construction. This will ensure that the colour scheme is appropriate to ensure that the building visually blends in with the surrounding landscape.

- *Where practicable, all buildings and structures should avoid skyline locations;*

The proposed toilet block is not located on a skyline location.

- *Where practicable, buildings and structures should be sited near a change in landform, such as the base of a hill or on a terrace;*

The proposed toilet block is located at the base of a scarp, and therefore is sited near a change in landform.

- *Buildings should be aligned with the contour or form of the land;*

The proposed toilet block has been located on a flat area of land and will not protrude above the level of the scarp and as such is aligned with the form of the land.

- *Excavations should be minimised; and*

Excavations required to install the proposed toilet block will be minimal (only what is required for foundations and the associated vaults) and are assessed below under 'earthworks'.

- *Where practicable, buildings should be grouped together.*

In this case, it is not practicable to establish the toilets in an area which has existing buildings, given that the purpose of the toilets is to provide facilities where there are currently none.

<u>Earthworks</u>

- *Amenity values*

The proposed earthworks comprise of cut only, and will be entirely located under the footprint/surrounding concrete slab of the proposed toilet block. The District Plan depth requirements are only breached due to the cut required to establish the holding tanks located behind/under the toilet block. As such the proposed earthworks will not result in any permanent amenity effects as they will not result in any visible change to existing ground level.

- *Existing natural features and topography*

The proposed earthworks are located on an existing flat area at the base of a scarp. As the earthworks comprise of cut (which will be infilled with the holding tanks) only, there will be no change to existing topography. No natural features will be affected by the proposed earthworks, with only three shrubs required to be removed.

- *Historical or cultural significance*

The application site is located adjacent to the coastal marine area, being the Wellington Harbour. This is a site of statutory acknowledgement. The applicant undertook consultation with Te Rōpū Tiaki prior to lodgement of the resource consent application. Te Rōpū Tiaki have provided a letter of support of the application, which Kirsty Tamanui (Taranaki Whanui I Te Upoko o Te Ika) has stated that the Trust is in support of. An accidental discovery protocol

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condition of consent has been proffered by the applicant to manage effects should any historical or cultural items be uncovered during the construction process.

- *Natural hazards*

As the earthworks are located on flat ground and comprise of cut only (which will be infilled with the holding tanks), they will not create or exacerbate any slope stability hazard.

Overall, any potential adverse effects of the proposed earthworks will be less than minor.

Public notification is not required under step 3.

Step 4 – Public notification is required in special circumstances
If public notification is not required under step 3 it may still be warranted where there are special circumstances.

Do special circumstances exist that warrant public notification?	No

Special circumstances have been defined as circumstances that are unusual or exceptional, but may be less than extraordinary or unique. This land use consent application relates to a small toilet block building within the General Recreation Activity Area, which is not considered to be an unusual or exceptional circumstance.

On this basis it is not considered necessary to publicly notify the application due to special circumstances.

Conclusion
Public notification is not required.

5.2 - LIMITED NOTIFICATION STEPS - SECTION 95B

As determined in Section 5.1, public notification is not required. Pursuant to section 95B of the Resource Management Act, a 4 step process must therefore be followed to determine if limited notification is required.

Step 1 – Certain affected groups/persons must be notified
Limited notification is mandatory for certain groups/persons.

Are there affected customary rights groups?	No
Are there affected customary marine title groups (for accommodated activities)?	No
Is the proposal on or adjacent to, or may affect, land that is subject to a statutory acknowledgement and whether the person to whom the statutory acknowledgement is made affected under section 95E?	Yes

The application site is located adjacent to the coastal marine area, being the Wellington Harbour. This is a site of statutory acknowledgement. The applicant undertook consultation with Te Rōpū Tiaki prior to lodgement of the resource consent application. Te Rōpū Tiaki have provided a letter of support of the application, which Kirsty Tamanui (Taranaki Whanui I Te

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Upoko o Te Ika) has stated that the Trust is in support of. As such, there is no need for further consultation or notification of statutory acknowledgement parties.

Step 2 – Limited notification is precluded in certain circumstances

Limited notification to any other persons not referenced in step 1 is precluded in certain circumstances (unless special circumstances apply under step 4).

Are all activities in the application subject to a rule in a Plan or National Environmental Standard precluding limited notification?	No
Is the application for the following, but no other activity: ▪ A controlled activity (other than a subdivision) under the District Plan	No

Limited notification is not precluded under step 2.

Step 3 – Certain other persons must be notified

If limited notification is not precluded under step 2, limited notification is required for any persons found affected under s95E.

Are any of the following persons 'affected' under s95E? ▪ For 'boundary activities' an owner of an allotment with an 'infringed boundary'	No (see below assessment)
For all other activities, are there any affected persons in accordance with s95E?	No (see below assessment)

In accordance with s95E are there any affected persons?

Section 95E(3)(a) stipulates that those individuals who give written approval to a proposal cannot be considered to be an affected person/s. No parties have provided written approval to the proposal.

In accordance with section 95E, I have considered whether the proposal could adversely affect any other persons. I consider there to be no affected persons as the potential environmental effects will be less than minor for the following reasons:

- Effects associated with the external appearance and location of the building have been assessed as having a less than minor effect on all persons for the reasons set out in Section 5.1 above. This assessment is applicable to the owners and occupiers of all adjacent sites.
- The immediately adjacent properties all form part of the Regional Park, which is owned by the applicant, such that written approval is implicit in the application.

Limited notification is not required under step 3.

Step 4 – Limited notification is required under special circumstances

If limited notification is not required under step 3, limited notification may still be warranted where there are special circumstances.

Do special circumstances exist that warrant notification of any persons to whom limited notification would otherwise be precluded?	No

For the reasons outlined under step 4 in Section 5.1 above I do not consider there to be any special circumstances that warrant limited notification of this proposal.

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Conclusion
Limited notification is not required.

5.3 - NOTIFICATION DECISION

In accordance with the notification steps identified in Section 5, the application shall proceed on a non-notified basis.

6. DETERMINING THE APPLICATION

Section 104 of the Resource Management Act 1991 requires that when considering a resource consent application Council must, subject to Part 2, have regard to any actual or potential effects on the environment; any measure agreed or proposed by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any negative effects; any relevant provisions of a National Environmental Standard; other regulations; a National Policy Statement; a New Zealand Coastal Policy Statement; a Regional Policy Statement or proposed Regional Policy Statement; a plan or proposed plan; and any other matter the consent authority considers relevant and reasonably necessary to determine the application.

6.1 - ASSESSMENT OF ACTUAL OR POTENTIAL EFFECTS ON THE ENVIRONMENT UNDER S104(1)(A)

Effects of the proposal have been assessed under s95D above as less than minor. This assessment also applies to s104(10(A) and need not be repeated.

Positive effects
The proposal will provide for toileting facilities for visitors to East Harbour Regional Park, which will provide ecological, cultural and social benefit.

Conclusion
I consider the actual or potential effects on the environment to be acceptable for the reasons outlined above.

6.2 - ASSESSMENT OF THE RELEVANT PROVISIONS OF THE DISTRICT PLAN UNDER S104(1)(B)

Objectives and policies of the District Plan
I consider the proposal is consistent with the relevant District Plan objectives and policies identified below:

The applicant has provided a thorough assessment in terms of the relevant objectives and policies of Chapter 7A – General Recreation, 14I - Earthworks and 14E – Significant Natural, Cultural and Archaeological Resources. I accept and adopt the applicant's assessment, which should be read in conjunction with this report.

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6.3 - ASSESSMENT OF THE RELEVANT PROVISIONS OF OTHER STATUTORY PLANNING DOCUMENTS UNDER S104(1)(B)

I consider that there are no other relevant provisions of national environmental standard, other regulations or national policy statement that regard must be had.

It is considered that the proposal is consistent with the New Zealand Coastal Policy Statement and the Greater Wellington Regional Policy Statement, for the reasons outlined in this assessment.

6.4 – PURSUANT TO S104(1)(C) ARE THERE ANY OTHER MATTERS RELEVANT AND REASONABLY NECESSARY TO DETERMINE THE APPLICATION?

I consider there are no other matters relevant and reasonably necessary to determine the application.

6.5 - PART 2 OF THE RESOURCE MANAGEMENT ACT

I consider the proposal meets Part 2 matters of the Resource Management Act 1991.

6.6 - SUBSTANTIVE DECISION

In accordance with section 104C, I have decided to grant the application subject to conditions under section 108.

7. CONDITIONS OF RESOURCE CONSENT

In accordance with section 108 of the Resource Management Act 1991, resource consent has been granted subject to the following conditions:

1. That the proposal is carried out substantially in accordance with the information and approved plans submitted with the application and held on file at Council, as follows:
   - Plans of toilet block: Permacrete, Titled: Permaloo Prefabricated Toilets Unit Model No: PCMD2-?????, Sheets: A-1 – A-5, dated: 3 April 2023.
   - Location of toilet block: Indicated in red on aerial image titled ‘HCC Sewage Pipes + Flood Risk Mapping Location Coast Road before Lighthouses’.

2. That the consent holder advises Council (enforcement@huttcity.govt.nz or 04 560 1044) at least two working days before any work starts on site; and that the consent holder also supplies the name, phone number and address of the main contractor and, if applicable, the same details for the earthworks company.

   Important notes:
   - When given notice of a start date, a compliance officer will suggest an on-site meeting to run through a checklist of things to make sure the project runs as smoothly as possible. This service is included in the resource consent application fee. Using it could avoid difficulties later on. Please note that additional monitoring visits will be charged at $180 per hour.

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- Notification of work commencing is separate to arranging building inspections.
- Work outside what the district plan permits is not to commence until the consent has been granted and all conditions that are to be signed off before work commences are provided.

3. That the consent holder undertakes all earthworks in such a way that no sediment leaves the site or enters streams, stormwater system or the coastal marine area; and that the consent holder installs and maintains sediment control measures in compliance with Greater Wellington Regional Council's erosion and sediment control guidelines (issued in June 2006).

4. That the consent holder paves, metals, re-grasses, hydro-seeds or plants all areas exposed by earthworks, trenching or building work as soon as possible after stockpiling or, at the latest, within a month of completing earthworks to the satisfaction of Council subdivision engineer; and that the consent holder repeats any seeding or planting that fails to become fully established within 12 months of the completion of earthworks.

5. That only the three shrubs identified in Figure 1 (copied below) of this report be removed.

Figure 1 – Location of proposed toilet block (red). Shrubs to be removed (yellow).

6. That the final external colour scheme for the toilet block be submitted to the Manager Resource Consents for consideration and approval 10 days prior to commencement of construction.

7. That in the event of an "accidental discovery" of taonga or other archaeological material on the site, the consent holder must undertake the following steps:

   a. All activity affecting the immediate area shall cease.

   b. Contact shall be made with Iwi representative(s) for the area, Heritage New Zealand and the Council within 24 hours.

   c. Steps shall be taken to secure the site and ensure that taonga or other archaeological matter remains undisturbed.

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d. For burials/koiwi tangata, steps a) to c) above shall be taken in addition to contacting the New Zealand Police immediately.

Activity affecting the immediate area shall not resume until the Team Leader, Resource Consents gives their approval, following the completion of the above steps, in consultation with Tangata Whenua and Heritage New Zealand.

Note: *Evidence of archaeological sites may include burnt and fire cracked stones, charcoal, rubbish heaps, including shell bone, and/or glass and crockery, ditches, banks, pits, old building foundations, artefacts of Maori and European origin or human burials. Work affecting archaeological sites is subject to a consent process under the Heritage New Zealand Pouhere Taonga Act (2014). If any activity associated with the proposal such as earthworks, fencing, or landscaping, may modify damage or destroy an archaeological site(s), an authority (consent) from Heritage New Zealand must be obtained for the work to proceed lawfully. The Historic Places Act 1993 contains penalties for unauthorised site damage.*

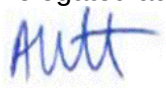
Processing Planner:

Sarah Akers
Consultant Planner

Peer reviewer:

Alicia Todd
Consultant Resource Consents Planner

Delegated authority for approval:



Anna Martin
Resource Consents and Compliance Manager

Application processing commenced (fee paid): 24 February 2023
Application approved: 6 April 2023
No of working days taken to process the application: 18

S88G hold at applicants request: 12 days

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8. NOTES:

- In accordance with section 357 of the Resource Management Act 1991, the consent holder is able to object to the conditions of the consent. The consent holder must submit reasons in writing to Council within 15 working days of the date of this decision.

- In accordance with section 120 of the Resource Management Act 1991, the applicant, consent holder, on the application or review of consent conditions may appeal to the Environment Court against the whole or any part of this decision by the consent authority.

- The consent lapses, in accordance with section 125 of the Resource Management Act 1991, if the proposal is not given effect to within five years, that is, by 6 April 2028.

- The consent applies to the application as approved by Council. The consent holder should notify Council if there are changes to any part of the plans. Council may require that the consent holder submits a new resource consent application.

- The proposal has been assessed against the requirements of the city's District Plan. Bylaws may apply to the proposal that may require separate approval from Council before starting any site works. See huttcity.govt.nz for a full list of bylaws.

- The proposal has not been checked for compliance with the Building Act 2004. No associated building work should start without first getting a building consent.

- The consent is not a licence to create adverse effects such as unwarranted dust, noise or disruption. It does not change the legal duty to avoid, remedy or minimise such effects. Council may enforce the provisions of the Resource Management Act 1991 if the consent holder fails to meet this obligation.

- Failure to comply with an abatement notice may result in Council imposing an infringement fine or initiating prosecution.

- Advice note from Heritage New Zealand: The property has, or is likely to have been occupied prior to 1900. Any disturbance of land or damage or destruction of any building or structure associated with human activity prior to 1900, may require an archaeological authority from Heritage New Zealand under the Heritage New Zealand Pouhere Taonga Act 2014. Please contact Heritage New Zealand for further information.

- Before commencement of any work within the legal road corridor, including the laying of services, application is to be made for a Corridor Access Request (CAR). A CAR request can be made through contacting BeforeUdig either on their website: beforeudig.co.nz or 0800 248 344. Work must not proceed within the road reserve until the CAR has been approved, including the approved traffic management plan if required.

- Constructing, modifying or repairing a vehicle crossing requires separate Council approval, in addition to the approved resource consent. The vehicle crossing is to be constructed in accordance with Council's standards and codes. For more information contact the Transport Division via (04) 570 6881 or click the following link: huttcity.govt.nz/Services/Roads-and-parking/Vehicle-crossings/

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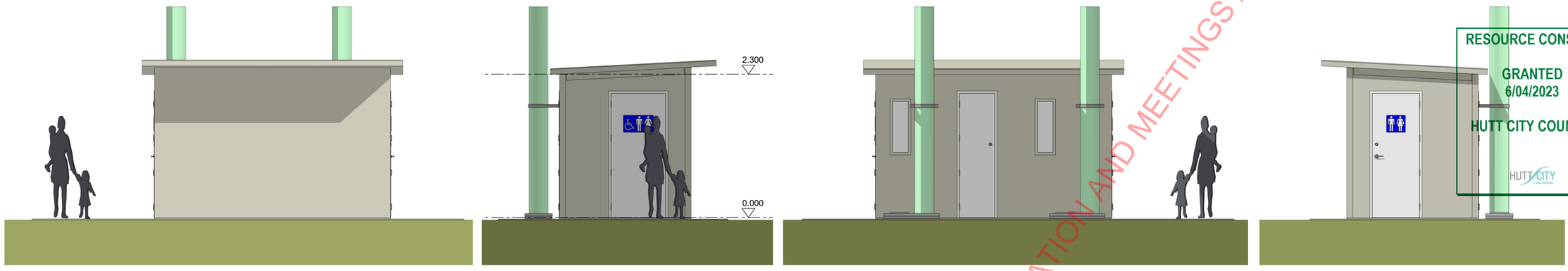
Stamped structure plans RM230045
DATE: 06.04.23

RM230045

FOR REVIEW

REVISIONS KEY:



RESOURCE CONSENT
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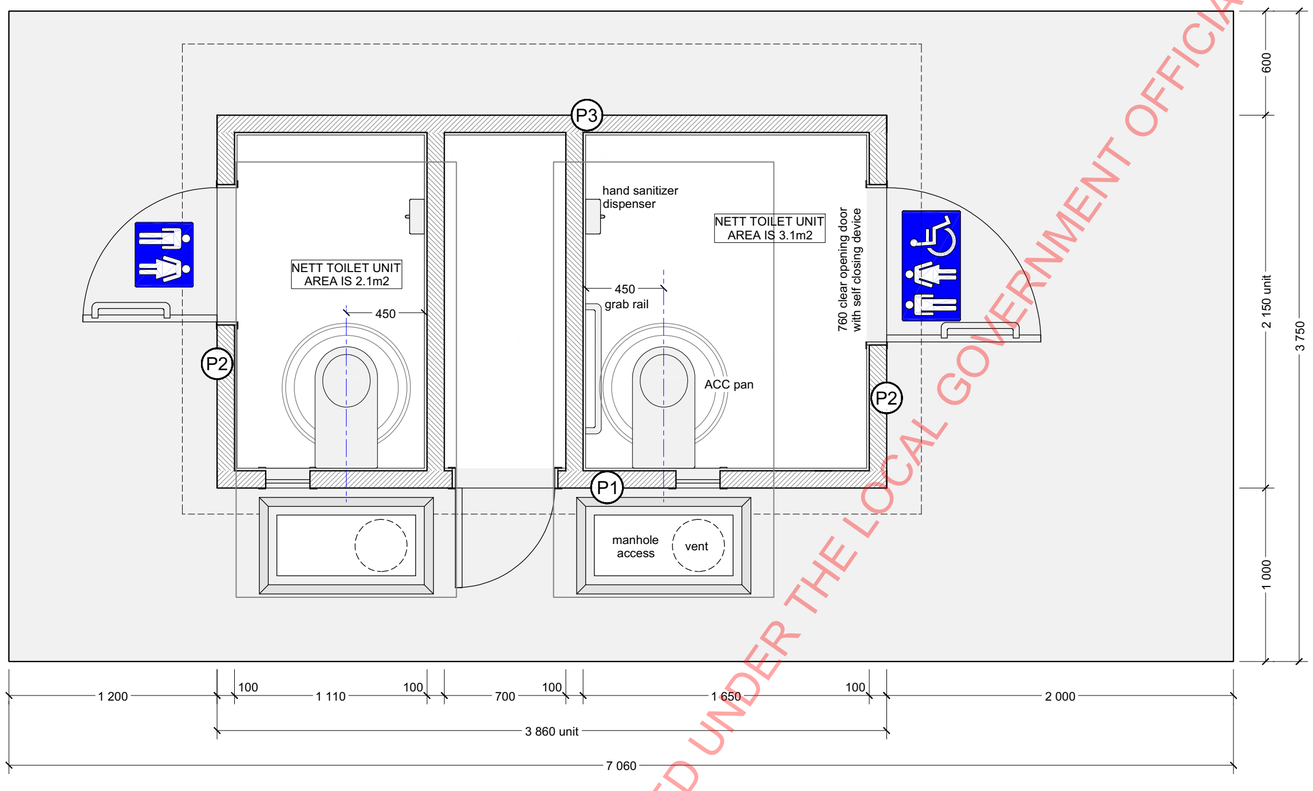
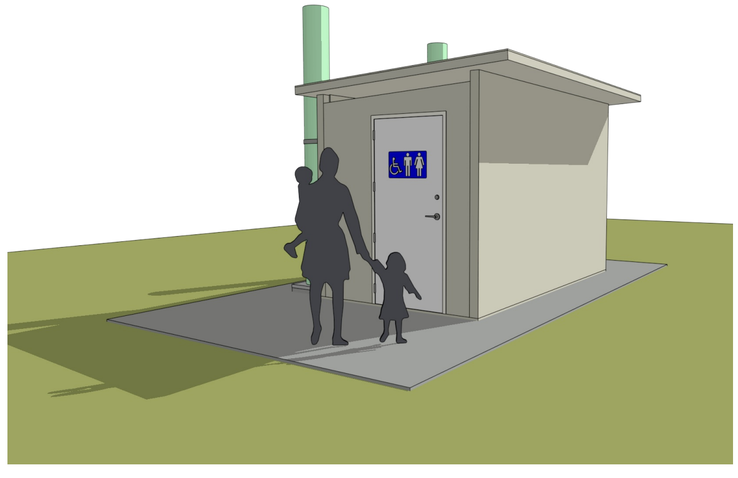
6/04/2023
HUTT CITY COUNCIL



NOTE:
THIS UNIT IS MANUFACTURED COMPLETE AT THE PERMACRETE MANUFACTURING FACILITY IN GISBORNE.

THE UNIT COMES COMPLETE WITH ALL FIXTURES & FITTINGS INSTALLED, FINISH TILED & PAINTED INSIDE & OUT, AND WITH A CODE COMPLIANCE CERTIFICATE FROM THE GISBORNE DISTRICT COUNCIL. DOCUMENTATION ACCOMPANYING THIS UNIT IS: CCC, PS1 & PS3, AND ECOC TO BE SUPPLIED TO BCA PRIOR TO APPLICATION FOR CODE COMPLIANCE CERTIFICATE.

THE FINISHED UNIT IS TRANSPORTED TO SITE, LOWERED IN PLACE, AND CONNECTED TO HOLDING TANKS. THIS BUILDING CONSENT IS FOR HOLDING TANK INSTALLATION, FOUNDATIONS & CONCRETE UNITS INSTALLATION ONLY.



Issued for:	Date:
Client information	
Structural review	3 APRIL 2023
Building consent	

PERMACRETE
PERMANENT SOLUTIONS SINCE 1960

Project:
PERMALOO PREFABRICATED TOILETS UNIT

Model No.:
PCMD2- ?????

Drawing:
FLOOR PLAN, ELEVATIONS & PERSPECTIVE VIEWS

Revision:	Scale @ A2:
	REFER TO DRAWING

Dwg. No.:
A-1

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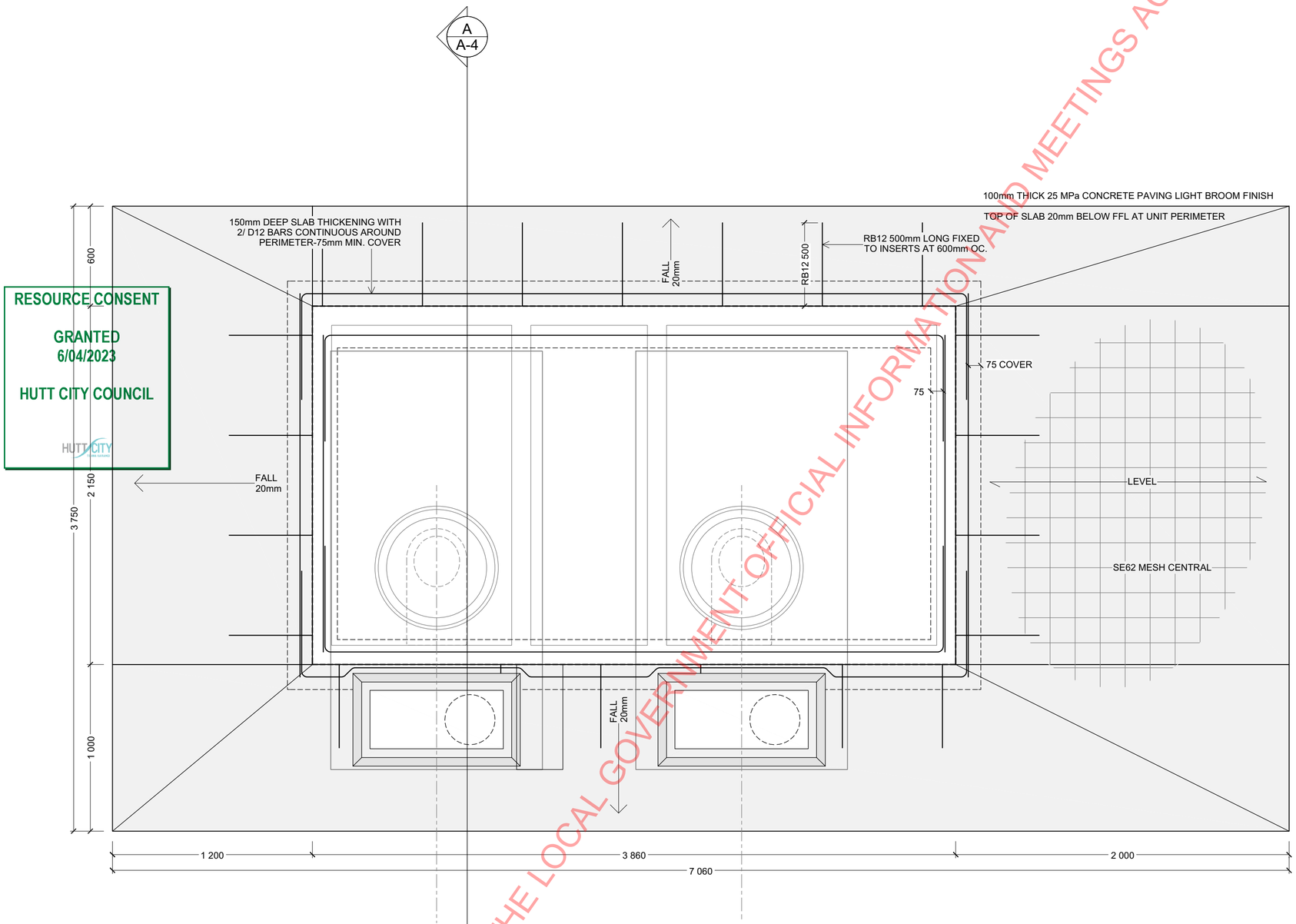
Stamped structure plans RM230045
DATE: 06.04.23

RM230045

FOR REVIEW



RESOURCE CONSENT
GRANTED
6/04/2023
HUTT CITY COUNCIL

REVISIONS KEY:

Issued for:	Date:
Client information	
Structural review	3 APRIL 2023
Building consent	

PERMACRETE
PERMANENT SOLUTIONS SINCE 1960

Project:
PERMALOO PREFABRICATED TOILETS UNIT

Model No.:
PCMD2- ?????

Drawing:
PAVING & FOUNDATION PLAN

Revision:

Scale @ A2:
1:20

Dwg. No.:
A-2

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RM230045

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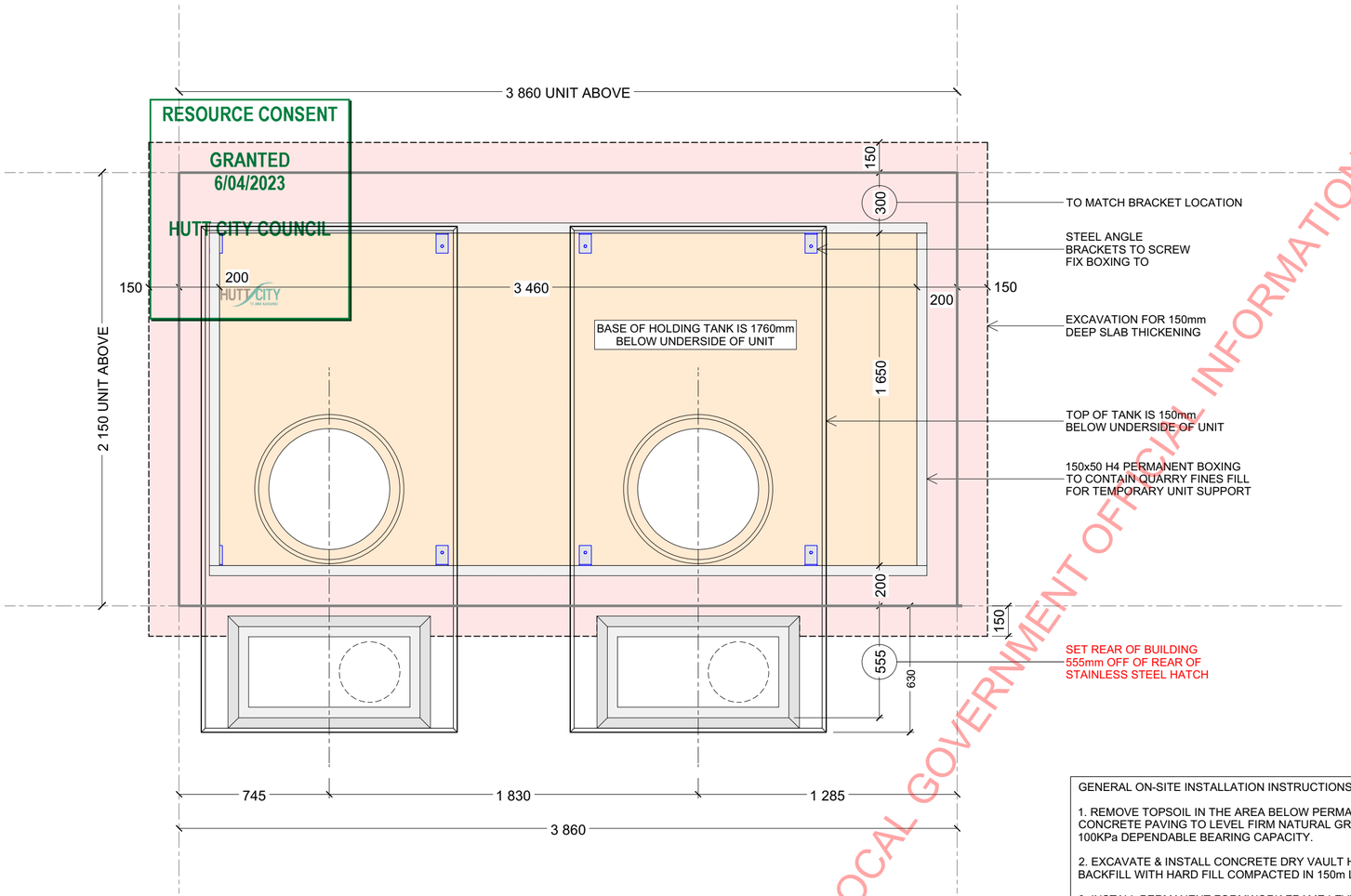

IMAGE SHOWING UNIT BASE SUPPORT CONTAINED WITHIN PERMANENT FORMWORK FILLED WITH COMPACTED HARD FILL READY FOR UNIT TO BE LOWERED INTO PLACE

GENERAL ON-SITE INSTALLATION INSTRUCTIONS

1. REMOVE TOPSOIL IN THE AREA BELOW PERMALOO AND CONCRETE PAVING TO LEVEL FIRM NATURAL GROUND-MINIMUM 100KPa DEPENDABLE BEARING CAPACITY.

2. EXCAVATE & INSTALL CONCRETE DRY VAULT HOLDING TANK & BACKFILL WITH HARD FILL COMPACTED IN 150m LAYERS.

3. INSTALL PERMANENT FORMWORK FRAME LEVEL WITH TOP OF RISERS. FILL & LEVEL THE AREA WITHIN THE PERMANENT FORMWORK BELOW UNIT WITH COMPACTED QUARRY FINES TO FINE TUNE LEVEL.

4. LOWER PERMALOO IN PLACE AND CONNECT TO HOLDING TANKS.

5. FORM HARD FILL BASE TO THE REST OF THE AREA BELOW THE PAVING SLAB AND INSTALL REINFORCING STEEL TO SLAB THICKENING AREA.

6. INSTALL 100mm THICK 25MPa BROOM FINISH CONCRETE PAVING SLAB TO FINISH.

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REVISIONS KEY:

Issued for:	Date:
Client information	
Structural review	3 APRIL 2023
Building consent	

PERMACRETE
PERMANENT SOLUTIONS SINCE 1960

Project:
PERMALOO PREFABRICATED TOILETS UNIT

Model No.:
PCMD2- ?????

Drawing:
TANK INSTALL PLAN

Revision:

Scale @ A2:
1:20

Dwg. No.:
A-3

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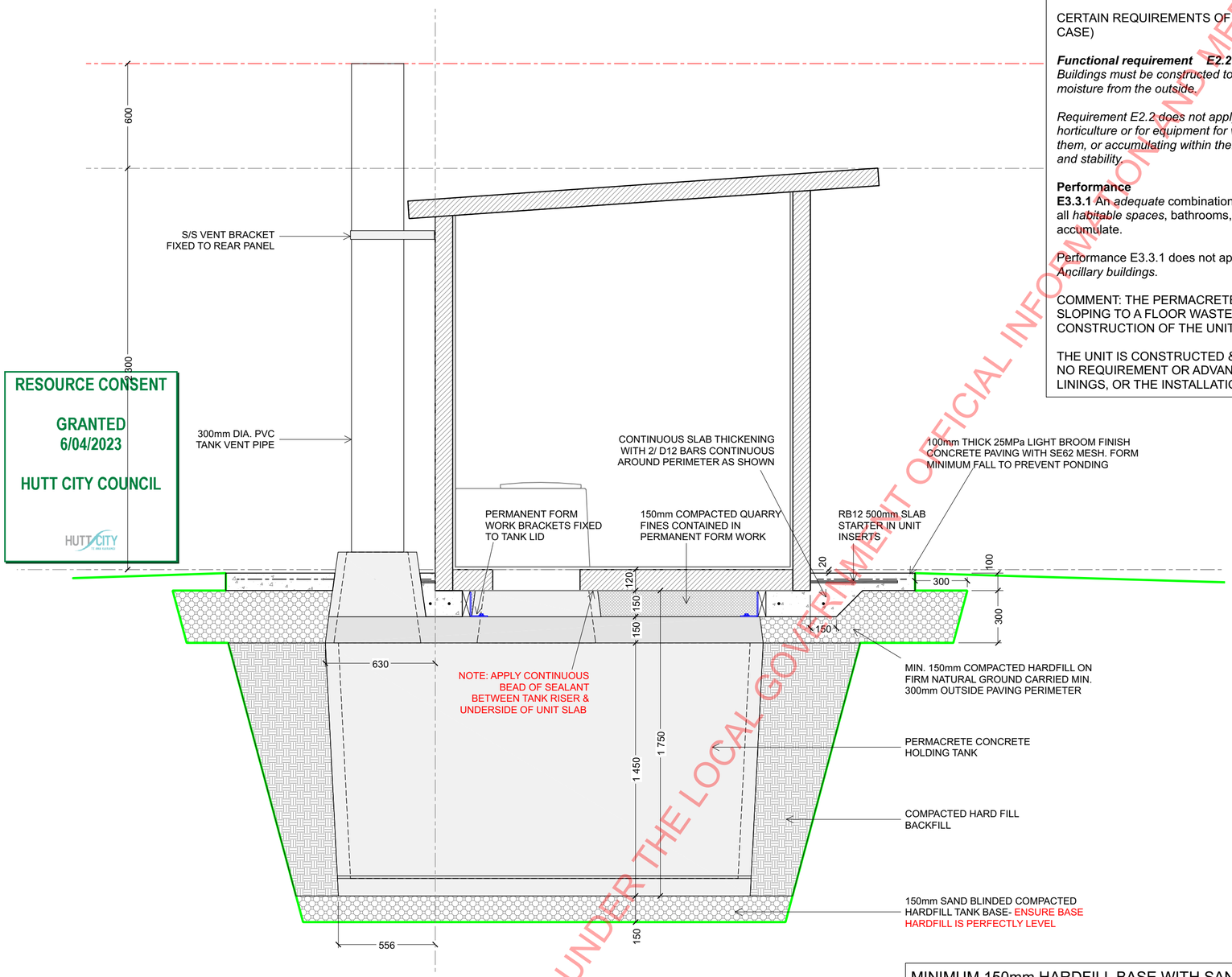
RM230045

FOR REVIEW



A / A-2 CROSS SECTION A (TYPICAL)
SCALE 1:20

RESOURCE CONSENT
GRANTED
6/04/2023
HUTT CITY COUNCIL
HUTT CITY

GENERAL NOTES CONCERNING:

BUILDING CODE COMPLIANCE FOR PERMACRETE PUBLIC TOILET STRUCTURES

THIS PUBLIC TOILET IS CLASSED AS AN ANCILLARY BUILDING UNDER THE NEW ZEALAND BUILDING CODE HANDBOOK CLAUSE A1- CLASSIFIED USES

7.0 OUTBUILDINGS
*7.0.1 Applies to a building or use which may be included within each classified use but are not intended for human habitation, and are accessory to the principal use of associated buildings. Examples: a carport, farm building, garage, greenhouse, machinery room, private swimming pool, **public toilet**, or shed.*

CERTAIN REQUIREMENTS OF THE NZBC DO NOT APPLY TO OUTBUILDINGS (PUBLIC TOILETS IN THIS CASE)

Functional requirement E2.2
Buildings must be constructed to provide adequate resistance to penetration by, and the accumulation of, moisture from the outside.

Requirement E2.2 does not apply to buildings (for example, certain bus shelters, and certain buildings used for horticulture or for equipment for washing motor vehicles automatically) if moisture from the outside penetrating them, or accumulating within them, or both, is unlikely to impair significantly all or any of their amenity, durability, and stability.

Performance
E3.3.1 An *adequate* combination of *thermal resistance*, ventilation, and space temperature must be provided to all *habitable spaces*, bathrooms, laundries, and other spaces where moisture may be generated or may accumulate.

Performance E3.3.1 does not apply to *Communal Non-residential*, *Commercial*, *Industrial*, *Outbuildings*, or *Ancillary buildings.*

COMMENT: THE PERMACRETE PUBLIC TOILET UNITS HAVE BEEN DESIGNED WITH TILED FLOORS SLOPING TO A FLOOR WASTE GULLY TO BE HOSED OUT REGULARLY FOR CLEANING. THE CONCRETE CONSTRUCTION OF THE UNIT WAS CHOSEN FOR ITS DURABILITY & STABILITY.

THE UNIT IS CONSTRUCTED & COMPLETELY FIT-OUT OFF SITE & LOWERED INTO PLACE. THERE IS NO REQUIREMENT OR ADVANTAGE TO THE INSTALLATION OF A DPM SUB-FLOOR, ROOF OR CEILING LININGS, OR THE INSTALLATION OF ROOFING UNDERLAY TO AN OPEN ROOF SPACE.

MINIMUM 150mm HARDFILL BASE WITH SAND BLINDING FOR STIFFENED SLAB FOUNDATION.
FOUNDING FORMATION LEVEL TO HAVE A MINIMUM DEPENDABLE BEARING CAPACITY OF 100kPa, FREE OF ANY ORGANIC MATERIAL, WITH HARDFILL COMPACTED IN 150mm LAYERS TO A CIV OF 20 (CLEGG HAMMER) TO FOUNDATION LEVEL.

REVISIONS KEY:

Issued for:	Date:
Client information	
Structural review	3 APRIL 2023
Building consent	

PERMACRETE
PERMANENT SOLUTIONS SINCE 1960

Project:
PERMALOO PREFABRICATED TOILETS UNIT

Model No.:
PCMD2- ?????

Drawing:
CROSS SECTION A

Revision:

Scale @ A2:
1:20

Dwg. No.:
A-4

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Stamped structure plans RM230045
DATE: 06.04.23

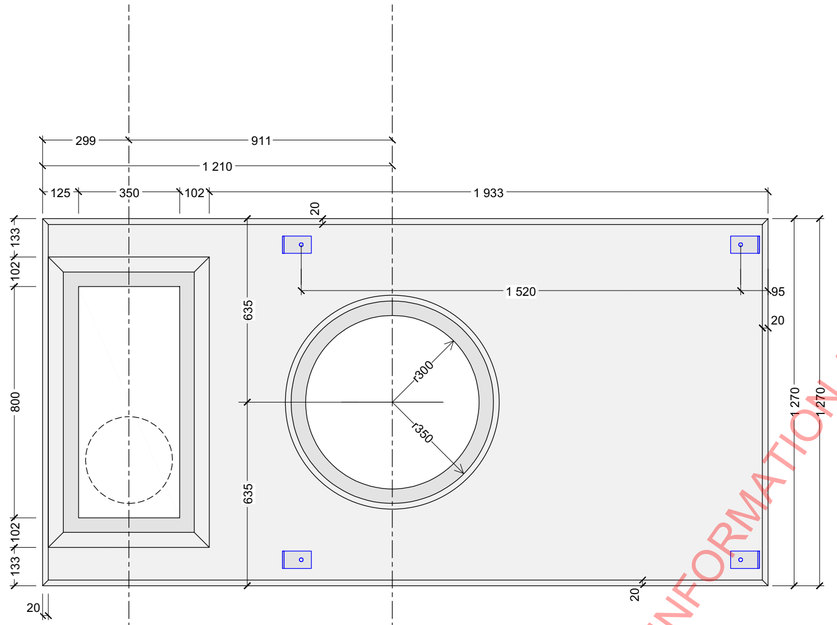
RM230045

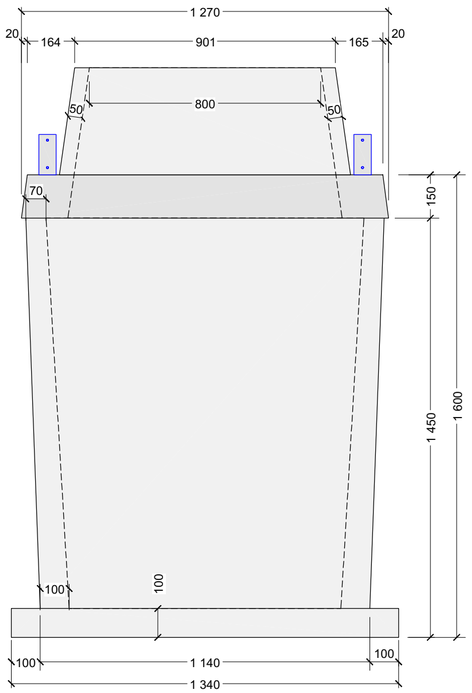
FOR REVIEW

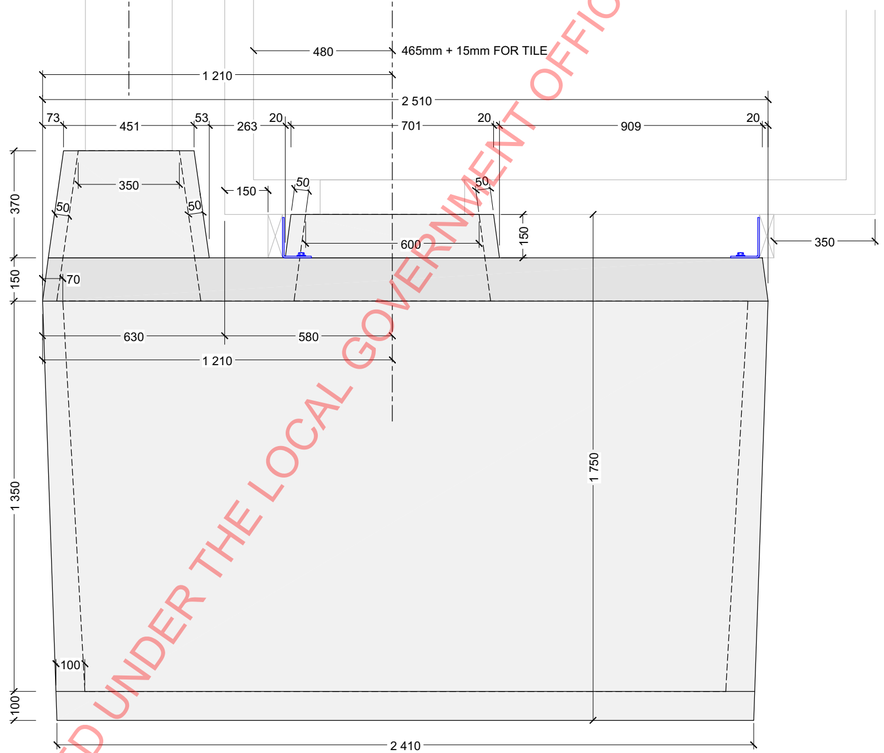
RESOURCE CONSENT

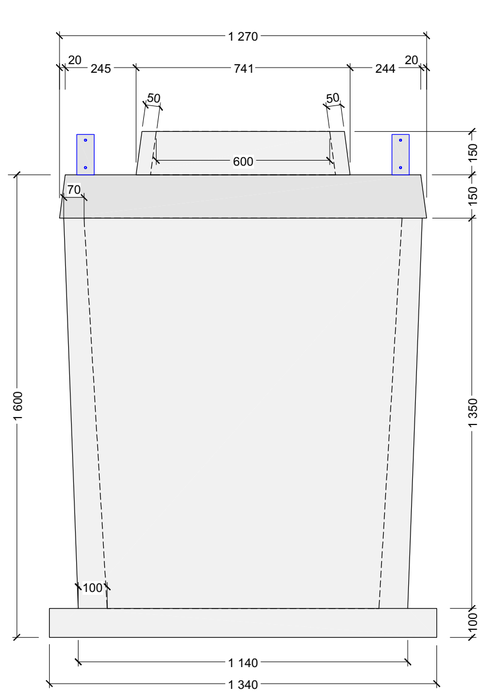
GRANTED
6/04/2023

HUTT CITY COUNCIL









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REVISIONS KEY:

Issued for:	Date:
Client information	
Structural review	3 APRIL 2023
Building consent	

PERMACRETE
PERMANENT SOLUTIONS SINCE 1960

Project:
PERMALOO PREFABRICATED TOILETS UNIT

Model No.:
PCMD2- ?????

Drawing:
HOLDING TANK DETAILS

Revision:

Scale @ A2:
1:15

Dwg. No.:
A-5

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DECISION: Resource Consent Officers Report RM240041
DATE: 16.04.24

Hutt City Council
30 Laings Road
Private Bag 31912
Lower Hutt 5040
New Zealand
www.huttcity.govt.nz
T 04 570 6666
F 04 569 4290

RM number: RM240041
Date: 16 April 2024
Applicant: Bill Harrington on behalf of NZTA
Agent: SLR Consulting NZ Ltd
Address: Level 5, 95 Customhouse Quay
Wellington 6011
Attention: Max Turver

Nancy Gomez
Environment and Sustainability
T 04 570 6666
Nancy.Gomez@huttcity.govt.nz
Our reference:RM240041

APPROVAL OF RESOURCE CONSENT FOR A FOOT BRIDGE AND A SHARED PATH FROM CARTER STREET TO HUTT RIVER TRIAL CARPARK AT 101 HUTT RIVER, BELMONT (SEC 1-2 SO 356070 & PART SECTION 1 BLOCK IX BELMONT SD)

Council granted consent for the following reasons:

- The proposed earthworks are requited for the installation of a foot bridge and upgrading a shared user path whereby any exposed surfaces will be covered by the with grass upon completion of the works. Any adverse amenity effects will be less than minor.
- The proposal does not impact the amenity values of the residential area.
- Conditions imposed on the consent under section 108 of the Resource Management Act 1991 will control, mitigate and remedy any environment effects caused by the development.
- The property does not appear on Greater Wellington Regional Council's selected land use register as a contaminated site or as having been the site of a verified hazardous activity. As a result, Council considers the likelihood of earthworks uncovering contamination at the site to be negligible.
- The applicant has submitted a regional resource consent application (WGN240170) for the constriction of a footbridge over the Speedys Stream.
- The proposal is consistent with the policies and objectives of the city's District Plan.
- Council has given due regard to the New Zealand Coastal Policy Statement, any national, regional or proposed regional policy statement and any other regulations in reaching its decision. Council considers there are no other relevant matters that need to be dealt with.
- The proposal is consistent with the purposes and principles of Part 2 of the Resource Management Act 1991.

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1. PROPOSAL

The applicant seeks land use consent to undertake earthworks required for the upgrade of the shared user pathway (682m long) and construction of a new footbridge. The proposal is to provide an alternative, attractive and safer route for cyclist and pedestrians between the Hutt River Trail Carpark and Carter Street in Belmont. In summary, the proposal will have the following characteristics:

- Section from Hutt River Trail Carpark to Speedy Stream (CH0 to CH50)
  - Realignment of the existing path with a 3m wide asphalt path
  - Earthworks fill where the footbridge approach starts

- Section over the Speedy Stream (CH50 to CH74)
  - Construction of a 3m wide 27m long footbridge over the stream

- Section from Speedy Stream tie-in to the Connector Track A (CH74 to CH147)
  - Earthworks fill
  - Construction of 1.5m wide asphalt tie-in path
  - Upgrade of the Connector Track A to a 2.5m wide asphalt path
  - Upgrade of the Connector Track A intersection with the Fairway Drive walkway
  - Widening of the Hutt River Trail path to an asphalt path 4m wide

- Section from Connector Track A to Connector Path B (CH0 to CH160)
  - Construction of 1.8m wide asphalt connector path B to Belmont Scout's carpark
  - Widening of the Hutt River Trail path to an asphalt path 5.8m wide

- Section from Connector Path B to Connector Path C (CH160 to CH240)
  - Construction of 1.8m wide asphalt connector path C to existing toilet facilities
  - Widening of the Hutt River Trail path to an asphalt path 5.8m wide

- Section from Connector Path C to Carter Street entrance (CH240 to CH346)
  - Widening of the Hutt River Trail path to an asphalt path 5.8m wide

- Section from Connector Path C to Carter Street entrance (CH346 to Carter Street)
  - Widening of the Hutt River Trail path to an asphalt path 6.8m wide (for horses, pedestrians and cyclists)

- 1780m^3 of cut and 540m^3 of fill between 0.1m to 1.86m ground level change

- Grass and landscaping areas, and permitted tree removals

- Markings and traffic/directional signage

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Figure 1 - Location of the proposal

2. SITE DESCRIPTION

The application site, known as 101 Hutt River in Belmont, is legally described as Section 1 and Section 2 SO 342084 and comprised in the Record of Title 356070. The application site has an area of 2.3045 hectares (23,045m^2), and it is located on the northern side of the Hutt River. However, the proposal slightly encroaches into 10 Carter Street (WN21D/85) which property is also part of this application. The proposed footbridge is within legal road.

The application site is within the General Recreation activity area and declared a Recreation Reserve for soil conservation and river control vested in the Greater Wellington Regional Council under New Zealand Gazette 2007 p1271. This is a recreation reserve used for recreational activities and includes part of the Hutt River Trail (west side) Petone to Manor Park path.

The landscape character of the existing surrounding environment consists of recreational land within the General Recreation and River Recreation activity areas. Beyond the application site, land is zoned Medium Density Residential and Hill Residential.

Figure 2 - Aerial view of the application site from Council's records

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3. RELEVANT PLANNING RULES AND REGULATIONS

District Plan

The Lower Hutt Operative District Plan is the appropriate planning instrument with which to assess the proposal. Rules relating to the General Recreation Activity Area, which this proposal falls within, are contained in Chapters 7A and 14 (General Rules). The application site within the Primary River Corridor overlay.

The activity classification is determined under the District Plan by assessing its compliance with the relevant standards, rules, and conditions. Recreation activities are permitted as set out in Chapter 7A, and Earthworks are permitted activities in the General Recreation area as set out in Chapter 14 (refer Rule 14I 2.1(a)) and they must comply with the permitted activity conditions in Rule 14I 2.1.1.

The following table summarises whether the proposal complies with each of these:

Rule/Condition		Compliance
Rule 7A 2.1 – Permitted Activities in the General Recreation area		
7A 2.1(a)	Permitted Activities – recreation activities	**Complies** – the use of the site will remain recreational
7A 2.1.1 (a)	Minimum yards: 6m from all residential boundaries	**N/A** – the proposed footbridge does not adjoin a residential area
7A 2.1.1 (b)	Maximum height – 8m	**Complies** – the maximum height of the bridge measured from the ground level is 6.62m
7A 2.1.1 (c)	Recession planes – all parts of the building or structure must comply with the recession plane requirements of the adjoining residential area	**N/A** – the proposed footbridge does not adjoin a residential area
7A 2.1.1 (d)	Building coverage and size of structures – Maximum 15% of the site. Must not exceed 100m^2 Where buildings and structures adjoin a residential activity area the separation yard shall be landscaped for a minimum depth of 3m. All new buildings and structures or additions in the Primary or Secondary River Corridor with a gross floor area of 20m^2 or less and with a setback of 20m or more from a flood protection structure.	**Does not comply** – The proposed footbridge is a structure within the Primary River corridor of 78m^2
7A 2.1.1 (e)	Lighting – shall not exceed 8 lux at the windows of a dwelling on a neighbouring site	**Complies** – Any lighting along the path or the bridge will be designed to comply with the illuminance level requirements.
7A 2.1.1 (f)	Hours of operation	**N/A**
7A 2.1.1 (g)	Outdoor storage areas	**N/A**
7A 2.1.1 (h)	Retail activity	**N/A**
7A 2.1.1 (i)	Motorised activities	**Does not comply** – No motorised activities are part of the bridge and shared user pathway except for the necessity of construction vehicles during the construction of the works.

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7A 2.1.1 (j)	Braken Street Depot	**N/A**
7A 2.1.1 (k)	Buildings and Structures within the 1 in 100-year flood extent	**N/A** – the proposed footbridge is within the 1 in 440-year flood extent (0.23% AEP)
7A 2.1.1 (l)	General rules in Chapter 14	**Does not comply** – See Chater 14 rules below
Chapter 13 Rules – Permitted Activities in all areas		
Rule 13.3.1.37	Traffic control signals and devices, light and decorative poles and associated structures and fittings, post boxes, landscaped gardens, artworks and sculptures, bus stops and shelters, phone boxes, public toilets and road furniture located within the road reserve and the rail corridor	**N/A** – the proposal is not within the road reserve or rail corridor
Rule 13.3.1.38	The construction, alteration or diversions of roads, excluding any such construction works which is part of a subdivision.	**N/A**
Rule 13.3.1.39	Any: grade separated facility in all activity areas where a structure is used to separate roadways, railways, footways, cycleways or bodies of water; viaduct or tunnel; or bridges for roads, tramways, railways and underpasses, is a controlled activity.	**N/A** – the proposal is for upgrading an existing shared path, and it is not a structure to separate roadways, railways, footways, cycleways or bodies of water. The proposal is not a viaduct or tunnel. The proposal is not a bridge for roads, tramways, railways or underpasses.
Chapter 14 Rules – Permitted Activities in all areas		
Rule 14A 5.1	Transport Standards	**N/A**
Rule 14B 2.1.1	Signs	**N/A** – pedestrian traffic directional signage is except from this rule
Rule 14H 2	Natural Hazards	**N/A**
Rule 14I 2.2(a)	Earthworks: The natural ground level may not be altered by more than 1.2m, measured vertically. Maximum volume of 50m³ per site	**Does not comply** – Total volume of earthworks is 2320m³ with a maximum height of 1.86m

The proposal triggers the District Plan non-compliances mentioned in the table above, and will require resource consent for the following:

- The proposal exceeds the maximum gross area of structures within the river corridors, due to the footbridge being 78m^2 in size. This will be assessed as a restricted discretionary activity in accordance with **Rule 7A 2.2(e).**

- The proposal will involve motorised activities due to construction vehicles required to undertake the proposal. This will be assessed as a discretionary activity in accordance with **Rule 7A 2.3(b).**

- The proposal does not comply with the General rules in Chapter 14 relating to earthworks. This will be assessed as a discretionary activity in accordance with **Rule 7A 2.3(a).**

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- The proposed earthworks exceed the maximum volume and height. This will be assessed as a restricted discretionary activity in accordance with **Rule 14I 2.2(a).**

Overall, the proposal must be assessed as a **Discretionary Activity** as it is the most restrictive status.

National Environmental Standards (NES)
Whilst the proposal involves works over the Speedy Stream, the National Environmental Standards for Freshwater (NES-F) is relevant in this case.

The applicant has provided a Freshwater Ecological Effects Assessment prepared by Wildlands Consultant Ltd which stated that "*there are no natural inland wetlands (as defined in the National Policy Statement for Freshwater Management) within the project site*". On this basis it is not considered necessary to assess the proposal against the provisions of the NES-F

The proposal does not require assessment under any National Environmental Standards.

4. PERMITTED BASELINE

The permitted baseline relates to activities that are deemed to be permitted in accordance with relevant provisions of the District Plan. The permitted baseline approach allows a consent authority to disregard adverse environmental effects that are the same as could arise from a permitted development on the application site.

The permitted baseline includes structures up to $20m^2$ within the river corridors and earthworks up to $50m^3$ that do not alter the ground level by more than 1.2m. In this case, the proposed footbridge is $78m^2$ and total volume of the earthworks is $2320m^3$ with a depth of up to 1.86m. Therefore, it is only the adverse effects over and above the permitted baseline that are relevant when considering the extent of the adverse effects of the activity. This represents a non-compliance with size of structure by $58m^2$ and a non-compliance with earthworks by $2270m^3$ in volume and 0.6m in height over and above the permitted baseline. The permitted baseline is deemed to be of limited relevance in this decision.

5. NOTIFICATION ASSESSMENT

Council must assess any resource consent application under section 95 of the Resource Management Act 1991 to determine whether a resource consent application should be notified. The Resource Management Act 1991 details a four step process that must be followed, and triggers or precludes notification of applications in certain circumstances. The sections below follow the four step process for public notification (under section 95A) and limited notification (under section 95E).

5.1 - PUBLIC NOTIFICATION STEPS – SECTION 95A

Pursuant to section 95A of the Resource Management Act, this section follows the 4 step process to determine if public notification is required.

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Step 1 - Public notification is mandatory in certain circumstances

Public notification is mandatory in certain circumstances.

Has the applicant requested public notification?	No
Is public notification required under s95C?	No
Is the application made jointly with an application to exchange recreation reserve land under s15AA of the Reserves Act?	No

The applicant has not requested public notification of the application, the application was not made jointly with an application to exchange recreation reserve land, and further information was not requested.

Public notification is not mandatory under step 1.

Step 2 - Public notification is precluded in certain circumstances

If public notification is not required under step 1 it may be precluded in certain circumstances (unless special circumstances apply under step 4).

Are all activities in the application subject to a rule in a Plan or National Environmental Standard precluding public notification?	No
Is the application for one or more of the following (but no other) activities? ▪ A controlled activity ▪ A boundary activity with a restricted discretionary, discretionary or non-complying activity status	No

The proposal is for a discretionary activity that is not a boundary activity, and it is not excluded from public notification.

Public notification is not precluded under step 2.

Step 3 - Public notification is required in certain circumstances

If public notification is not precluded under step 2, public notification may be required in certain circumstances.

Is any activity in the application subject to a rule in a Plan or National Environmental Standard that requires public notification?	No
Does the activity have, or is likely to have, adverse environmental effects that are more than minor in accordance with s95D?	No (see below assessment)

Does the activity have, or is likely to have, adverse environmental effects that are more than minor in accordance with s95D?

Public notification may be required under step 3 if the Council determines that the proposed activity is likely to have adverse effects on the environment that are more than minor in accordance with s95D. To decide whether adverse effects on the environment are minor, more than minor or less than minor, the Council:

a) Must disregard any effect on a person who owns or occupy land in which the activity will occur, and must disregard any effect on a person who owns or occupy land adjacent to the application site. Adjacent land includes:
   - 5 & 7 Carter Street (residential properties)
   - 10 Carter Street (Belmont Domain Recreation Reserve)

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- 75 Mabey Road (Riverside Oval)
- 6 Harcourt Werry Drive (Riverside & Stopbank Reserve)
- 709 Western Hutt Road (Belmont School)

b) May disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect.
c) In the case of a restricted discretionary activity, must disregard an adverse effect of the activity that does not relate to a matter for which a rule or national environmental standard restricts discretion.
d) Must disregard trade competition and the effects of trade competition. There is no trade competition associated with this application.
e) Must disregard any effect on a person who has given written approval to the proposal. No persons have given written approval.

It is considered that the proposal is not likely to have adverse effects on the environment that are more than minor beyond the adjacent land, for the following reasons;

Character & Amenity Values
As mentioned earlier, the proposed earthworks are required to upgrade an existing shared and for the installation of a footbridge. Earthworks to enable recreational activities are common, and it is expected in reserves to improve their functionality and are aimed to elevate the overall quality of reserves without compromising the visual amenity of the surrounding area. Therefore, the proposal is not out of the ordinary.

The earthworked area will be well separated from the public road, from the Hutt River and from and adjacent residential properties. There will be no scarring or exposed earthworked areas since they will be either sealed by the upgraded path or covered with grass immediately after completion of the works. The vegetation and mature tress present along the Hutt River bank will remain untouched.

The earthworks associated with the proposal will generate some temporary amenity effects including noise and additional traffic, in addition to potential dust and sedimentation effects. These potential adverse effects can be largely avoided by the imposition of conditions of consent limiting the hours of construction to standard working hours and requesting sediment control methods.

Earthworks around the Speedys Stream may could create a high risk of sediment runoff. The applicant's ecological assessment recommends a robust sediment management plan would be needed to prevent runoff from earthworks entering the stream and hydroseeding and turf reinforcement matting. A condition to follow the recommendations of the ecological assessment will be imposed for these.

The proposal is not for establishing a motorised activity/use of the application site. However, motorised activities are necessary due construction vehicles during the construction of the works. The use of construction vehicles will be temporary in nature to conflict with the recreational use of the site. Further, any noise as a result of construction vehicle experienced by the users of the application site will be heard against a background traffic noise from Kennedy Good bridge and nearby SH2, and unlikely to affect the existing recreational values of this area.

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The proposed foot bridge will enhance safety, useability and attractiveness of this recreational area and pathway for users. Its design is symbolic of the cultural significance of the area to Taranaki Whānui ki te Upoko o te Ika and sympathetically integrates into the existing environment avoiding adverse visual amenity and character effects on the surrounding environment. The works will be completed in a way that will not detract from the amenity values of the recreational areas or nearby residential properties along Carter Street and Belmont School.

Given the above and the earthworks period being short in duration, it is considered that the proposal will not generate adverse character or amenity effects within the surrounding environment.

Existing Natural Features and Topography

The earthworks will have a depth up to 1.86m; however, is worth noting that the length of the shared user path will comprise a cut of up to 0.5m, and a cut of up to 1.86m would be required for the footbridge approach and the bridge abutments. The shallow cut for the length of the path will not cause any issues with land stability and will cause significant changes to the exiting ground level, therefore the topography of the application site is largely unchanged. The installation of the bridge and associated earthworks does not require in-stream works or structures.

The applicant has provided and ecological assessment that stipulates the risks to ecology associated with the Speedys Stream is low to very low. Upon completion of works, all earthworks and embankment areas will be top-soiled and re-grassed or planted to mitigate any potential adverse effects on ecology. Further, the proposal will avoid works in the active stream bed (wetted areas) which will further reduce the risk of adverse effects to aquatic habitats.

The earthworks will not modify natural landforms of the application site or the surrounding area and will not affect the natural features of the application site. Therefore, it is considered that the proposal will have a less than minor effect on natural features and topography of the area.

Historical or Cultural Significance

The applicant has undertaken early consultation (which is on-going) with mana whenua and HCC Kaupapa Māori Design Officer Joshua Ambler since August 2023, which feedback was generally supportive of the proposal. From that consultation, the applicant has incorporated mitigation measure to minimise impacts on Speedy's Stream, and incorporated a bridge design that reflects and tells the story of the significance of the area.

Whilst the application site is located adjacent to the Hutt River and the Speedy Stream which are Statutory Acknowledgement areas, I consider that the proposal is unlikely to affect the area subject to statutory acknowledgement, given Taranaki Whānui's general support for the proposal and that works are not being undertaken in the wetted part of Speedys stream nor in Hutt River.

There are no known archaeological sites within the application.

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Natural Hazards

The application site is within the corridors of the Hutt River and the proposed foot bridge is a 78m^2 structure within the Primary River Corridor overlay. This bridge will be approximately 190m from the flood protection bank located on the other site of the Hutt River along Harcourt Werry Drive, and therefore unlikely to affect any flood protection structures.

Flood analysis undertaken by the applicant indicates that the application site will be inundated regardless of the placement or position of the proposed foot bridge. The applicant has designed the bridge in accordance with the 1% AEP design requirements of Greater Wellington Regional Council, Wellinton Water regional standards, and the recommendation of their civil engineers at Eglis (submitted, and by default proffered, as part of their application) being:

- That the bridge abutments and approaches need to be protected to mitigate the potential effects of scour as such the approaches to the bridge are to be filled with reinforcement matting for scour protection.
- That the bridge and abutments should undergo periodic inspections, in addition to post-flood event assessments, to ensure their structural integrity and safety.
- That the abutment foundations should be designed assuming no ground support up to a depth of 0.90 m (no factor of safety included).
- That a rock riprap mattress be installed to protect the abutments against scour.

Given the above, and the height and the open nature of the structure being a bridge, I consider any effects on flooding are considered to be less than minor.

Public notification is not required under step 3.

Step 4 – Public notification is required in special circumstances

If public notification is not required under step 3 it may still be warranted where there are special circumstances.

Do special circumstances exist that warrant public notification?	No

Special circumstances have been defined as circumstances that are unusual or exceptional but may be less than extraordinary or unique. The proposal relates to earthworks within a reserve to improve the shared path function of a public space. Work for upgrading a shared path could be expected to occur on occasions in large open spaces like parks and reserves, and the circumstances are not considered to be unusual or exceptional. In this instance, it is concluded that there's nothing exceptional about this application, and that the proposal has nothing out of the ordinary to suggest that public notification should occur.

On this basis, it is not considered necessary to publicly notify the application due to special circumstances.

Conclusion

Having regard to the four steps outlined above within Section 95A, it is considered that public notification of this application is not required.

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5.2 - LIMITED NOTIFICATION STEPS - SECTION 95B

If the application is not to be publicly notified, Council must determine if there are any persons adversely affected, and if it so give limited notification of the application.

As determined in section 5.1, public notification is not required. Pursuant to section 95B of the Resource Management Act, a 4 step process must therefore be followed to determine if limited notification is required.

Step 1 – Certain affected groups/persons must be notified

Limited notification is mandatory for certain groups/persons.

Are there affected customary rights groups?	No
Are there affected customary marine title groups (for accommodated activities)?	No
Is the proposal on or adjacent to, or may affect, land that is subject to a statutory acknowledgement and whether the person to whom the statutory acknowledgement is made affected under section 95E?	No

There are no customary rights or marine title groups affected by the application, however the proposal is adjacent to, or may affect, land that is the subject of a statutory acknowledgement made in accordance with an Act specified in Schedule 11 of the RMA.

The application site is located adjacent to the Hutt River and the Speedy Stream which are Statutory Acknowledgement areas. Taranaki Whānui ki te Upoko o te Ika have been consulted and engaged by the applicant since the beginning of the project and will remain informed through to completion of the proposed works. Given Taranaki Whānui's general support for the project according to the applicant and that the works are not being undertaken in the wetted part of Speedy Stream nor in the Hutt River according to the applicant, and that the proposal will not involve any permanent modification to the stream or other statutory acknowledgment area, any effects on the statutory acknowledgement areas are considered to be less than minor.

The adverse effects on those to whom the Statutory Acknowledgement is made are considered to be less than minor. There are no other affected groups under Section 95E.

Whilst the earthworks will be managed in a way that sediments will not be deposited into the steam, the stormwater discharge has been granted resource consent from the Greater Wellington Regional Council under the Natural Resource Plan (WGN240170).

Limited notification is not required under step 1.

Step 2 – Limited notification is precluded in certain circumstances

Limited notification to any other persons not referenced in step 1 is precluded in certain circumstances (unless special circumstances apply under step 4).

Are all activities in the application subject to a rule in a Plan or National Environmental Standard precluding limited notification?	No

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Is the application for the following, but no other activity: ▪ A controlled activity (other than a subdivision) under the District Plan	No

The proposal and associated non-compliances are not excluded from limited notification. Limited notification is not precluded under step 2.

Step 3 – Certain other persons must be notified

If limited notification is not precluded under step 2, limited notification is required for any persons found affected under s95E.

Are any of the following persons 'affected' under s95E? ▪ For 'boundary activities' an owner of an allotment with an 'infringed boundary'	No
For all other activities, are there any affected persons in accordance with s95E?	No (see below assessment)

In accordance with s95E are there any affected persons?

Section 95E(3)(a) stipulates that those individuals who give written approval to a proposal cannot be considered to be an affected person/s. No persons have given written approval.

In accordance with section 95E, I consider there to be no affected persons as the potential environmental effects will be less than minor for the following reasons:

- *Persons at 5 & 7 Carter Street (residential properties)*
  These residential properties are located at the dead end of Carter Street and will have a direct view of the earthworks. The earthworked area is well separated from these properties by the separation provided by Carter Street (approximately 15m). Whist the earthworks will be contained within the application site, there will be minor tie in works with the Carter Street footpath.

  Measures to mitigate any adverse effects on these properties provided by the applicant include sweeping of the Carter Street roadway daily to clear any debris, dust management measures, and implementation of a construction management plan and erosion and sediment controls. Construction will occur within normal working hours to minimise noise and vibration effects.

  Given the above, I consider the potential adverse effects of the proposal on the owners or occupiers of these properties to be less than minor.

- *Persons at 10 Carter Street (Belmont Domain Recreation Reserve)*
  This property is owned by Hutt City Council, and it forms part of this application. Any adverse effects of this proposal on persons who are the owners of the land in, on, over or adjacent which the application relates to must be disregarded.

- *Persons at 75 Mabey Road (Riverside Oval)*
  This property is owned by Greater Wellington Regional Council and declared land for soil conservation and river control purposes under NZ Gazette 2007 p3713. This property is a reserve (similarity to application site) on the other side of the Hutt River

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which use of this reserve is intermittent, with members of the public able to use the site for passive and active recreation.

The users of this reserve will have obstructed views od the proposal due to the vegetation and mature trees along the Hurtt River back and the separation distance to the proposal provided by the Hutt River.

It is considered that, due to this more intermittent and transient use coupled with separation distance provided by the Hutt River, the users of this property are less sensitive to any adverse effects. Therefore, I consider that potential adverse effects on persons at 75 Mabey Road to be less than minor.

- *Persons at 6 Harcourt Werry Drive (Riverside & Stopbank Reserve)*

  This property is owned by Greater Wellington Regional Council and declared land for soil conservation and river control purposes under NZ Gazette 2007 p221. This property is a reserve (similarity to application site) on the other side of the Hutt River which use of this reserve is intermittent, with members of the public able to use the site for passive and active recreation.

  Similar to 75 Mabey Street, it is considered that, due to this more intermittent and transient use coupled with separation distance provided by the Hutt River, the users of this property are less sensitive to any adverse effects. Therefore, I consider that potential adverse effects on persons at 6 Harcourt Werry Drive to be less than minor.

- *Persons at 709 Western Hutt Road (Belmont School)*

  This property is located on the other side of the Kennedy Good bridge, and it is directly adjacent to the Hutt River Trail carpark and to the proposed foot bridge. There are a number of buildings associated with the operation of the school, and an open playing field.

  Despite the school proximity to the proposal, the Melling Reserve Access Road separate this property from the earthworked area. This property is not used for residential purposes or use for any noise sensitive purposes, this property is generally less sensitive to amenity effects from earthworks and construction activities. Regardless, measures to mitigate any adverse effects on this provided by the applicant include construction machinery and/or construction vehicles to and from the application site to occur outside of school drop-off and pick-up times, dust management measures, and implementation of a construction management plan and erosion and sediment controls.

  Given the above, I consider the potential adverse effects of the proposal on the owners or occupiers of this property to be less than minor.

- *All other Persons*

  The proposal enhances public access along the Hutt River and across Speedys Stream. The proposal is considered to be of a scale and nature compatible with the recreational values of this are, and that it is unlikely to affect any person.

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All other persons are considered to be sufficiently screened and separated from the application site whereby any adverse effects will be limited to a less than minor extent.

Limited notification is not required under step 3.

Step 4 – Limited notification is required under special circumstances
If limited notification is not required under step 3, limited notification may still be warranted where there are special circumstances.

Do special circumstances exist that warrant notification of any persons to whom limited notification would otherwise be precluded?	No

With reference to the assessment and conclusions under step 4 in section 5.1 above, I do not consider there to be any special circumstances that warrant limited notification of this proposal to any person.

Conclusion
Having regard to the four steps outlined above within Section 95B, it is considered that limited notification of this application is not required.

5.3 - NOTIFICATION DECISION

As public notification is not required and there are no affected persons to limited notify, the application can be processed on a non-notified basis.

6. DETERMINING THE APPLICATION

Section 104 requires, when considering a resource consent application, that Council must, subject to Part 2, have regard to any actual or potential effects on the environment; any measure agreed or proposed by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any negative effects; any relevant provisions of a National Environmental Standard; other regulations; a National Policy Statement; a New Zealand Coastal Policy Statement; a Regional Policy Statement or proposed Regional Policy Statement; a plan or proposed plan; and any other matter the consent authority considers relevant and reasonably necessary to determine the application.

Section 104B relates to the determination of applications for **Discretionary Activities** and requires that:
After considering an application for a resource consent for a discretionary activity or non-complying activity, a consent authority –
(a) may grant or refuse the application; and
(b) if it grants the application, may impose conditions under section 108.

As the proposal is to be assessed as a discretionary activity, the Council retains full discretion and there are no restrictions on the matters to which Council can consider in determining this application. However, guidance is provided in the assessment matters for discretionary activities set out in Rule 7A 2.3.1 of the District Plan.

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7A 2.3.1 - Assessment Matters for Discretionary Activities

a. The matters contained in sections 104 and 105, and in Part II of the Act shall apply.

b. The degree of compliance or non-compliance with any relevant Permitted Activity Conditions.

These assessment matters were considered in section 5 above and are summarised in section 6.1 below.

6.1 - ASSESSMENT OF ACTUAL OR POTENTIAL EFFECTS ON THE ENVIRONMENT UNDER S104(1)(A)

Section 104(1)(a) of the RMA states that when considering an application for a resource consent, the consent authority shall have regard to any actual and potential effects on the environment prior to authorising the activity.

An assessment of the effects on the environment has been made in section 5 above in terms of amenity, natural topography, historical or cultural significance and natural hazards. The matters discussed and the conclusions reached in section 5 are also applicable with regard to the adverse effects assessment under section 104(1)(a) of the Act, but in summary, any adverse effects associated are acceptable due to the following:

- Earthworks for recreational activities are common within reserves.
- There will be no permanently exposed surfaces arising from the earthworks.
- Given the established recreational use of the application site, it is not envisaged that the proposal will result in the discovery of archaeological material.
- The earthworks will not impact any historical or cultural values.
- The earthworks will not significantly modify natural landform of the site.
- The earthworks are unlikely to increase the vulnerability of people or their property to natural hazards.
- Motorised activities are necessary due construction vehicles during the construction of the works. The use of construction vehicles will be temporary in nature to conflict with the recreational use of the site.
- The proposed foot bridge will enhance safety, useability and attractiveness of this recreational area and pathway for users, and will not detract from the amenity values of the recreational area.

Conclusion

I consider the actual or potential effects on the environment to be acceptable for the reasons outlined above.

6.2 - ASSESSMENT OF THE RELEVANT PROVISIONS OF THE DISTRICT PLAN UNDER S104(1)(B)

Objectives and policies of the District Plan

The District Plan has a number of objectives and policies that require consideration in assessing an application. The Objectives and Policies of the District Plan seek to ensure that activities are undertaken in locations and in a way that protects the character and amenity of the zoning and avoids adverse effects on the surrounding environment. The following are most relevant to this application:

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Objective 7A 1.1.1
To ensure that recreation activities have adverse effects, which are no more than minor on adjoining residential activity areas.

Objective 7A 1.1.2
To ensure that recreation activities carried out are compatible with the physical characteristics of the land.

Objective 14I 1.1
To ensure that earthworks are designed to maintain the natural features that contribute to the City's landscape.

Objective 14I 1.2
To ensure earthworks do not affect adversely the visual amenity values, cultural values or historical significance of an area, natural feature or site.

Policy 14I 1.1
(a) To ensure that earthworks are designed to be sympathetic to the natural topography.
(b) To protect significant escarpments, steep hillside areas, and the coastal area by ensuring that earthworks are designed to retain the existing topography, protect natural features, and prevent erosion and slips.

Policy 14I 1.2
(a) To protect the visual amenity values of land which provides a visual backdrop to the City.
(b) That rehabilitation measures be undertaken to mitigate adverse effects of earthworks upon the visual amenity values.
(c) To protect any sites with historical significance from inappropriate earthworks.
(d) To recognise the importance of cultural and spiritual values to the mana whenua associated with any cultural material that may be disinterred through earthworks and to ensure that these values are protected from inappropriate earthworks.

It is considered that the proposal is generally consistent with the objectives and policies relevant to the application, and mentioned above, in that:

- The proposal will not impact the amenity value of the recreation area and/or the surrounding residential area.
- There is no permanently exposed surfaces resulting from the proposal as these would be landscaped.
- The proposed earthworks are unlikely to significantly modify the natural, level topography of the site.
- The proposed earthworks are designed to be compatible with the physical characteristics of the land, ensuring that the scale and character of recreation activities are controlled to prevent adverse effects.
- The proposal will not impact any historical or cultural values.
- The proposal provides essential recreational use that is compatible with the use and characteristics of the application site.
- The proposal provides for enhanced recreational use of the application site.

As assessed in section 6.1 of this report, the adverse effects of the proposal will be less than minor subject to compliance with conditions, and it is considered that the proposal is consistent with District Plan Objectives and Policies.

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6.3 - ASSESSMENT OF THE RELEVANT PROVISIONS OF OTHER STATUTORY PLANNING DOCUMENTS UNDER S104(1)(B)

I consider that there are no other relevant provisions of national environmental standard, other regulations, national policy statement, New Zealand Coastal Policy Statement or regional policy statement or proposed regional policy statement that regard must be had.

6.4 – PURSUANT TO S104(1)(C) ARE THERE ANY OTHER MATTERS RELEVANT AND REASONABLY NECESSARY TO DETERMINE THE APPLICATION?

I consider there are no other matters relevant and reasonably necessary to determine the application.

6.5 - PART 2 OF THE RESOURCE MANAGEMENT ACT

I consider the proposal meets Part 2 matters of the Resource Management Act 1991.

6.6 - SUBSTANTIVE DECISION

In accordance with s104B I have considered the application for a discretionary activity and have decided to grant the application subject to conditions under s108.

7. CONDITIONS OF RESOURCE CONSENT

In accordance with s108 of the Resource Management Act, resource consent has been granted subject to the following conditions:

1. That the proposal is carried out substantially in accordance with the information and approved plans SH2 Kelson to Melling Shared User Path Rev B prepared by Egis Group, Project 713227 dated 02/16/2024, submitted with the application and held on file at Council.

2. That the consent holder advises Council (enforcement@huttcity.govt.nz) at least two working days before any work starts on site; and that the consent holder also supplies the name, phone number and address of the main contractor and, if applicable, the same details for the earthworks company.
   Important notes:
   - When given notice of a start date, a compliance officer will suggest an on-site meeting to run through a checklist of things to make sure the project runs as smoothly as possible. This service is included in the resource consent application fee. Using it could avoid difficulties later on. Please note that additional monitoring visits will be charged at $220 per hour.
   - Notification of work commencing is separate to arranging building inspections.

3. That the proposal is undertaken in accordance with the approved freshwater ecological assessment: Proposed footbridge over Speedy's Street, Lower Hutt, No 7024b. Prepared by Wildlands Consultants Ltd. Dated March 2024.

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4. That, prior to the commencement of works onsite, the consent holder shall prepare and submit a Construction Management Plan prepared by a suitably qualified person for approval by the Resource Consents and Compliance Manager. The plan must address, but is not limited to, the following matters:
   - Detail construction hours;
   - Detail how any adverse effects arising from construction will be managed to avoid and mitigate effects from dust, noise, vibration and construction traffic. This includes how the proposal will comply with the NZS 6803:1999 Acoustics - Construction Noise. Please note that machinery operating hours, including machinery start-up times, are limited to between 7:30am and 6pm Monday to Saturday, with no work on Sundays or public holidays except for remedial or preventive work as required
   - All movements of construction machinery and/or construction vehicles to and from the site will occur outside of school drop-off and pick-up times
   - Identify what sediment and erosion control measures will be installed onsite to ensure that dust is prevented from blowing beyond site boundaries and sediment prevented from entering any stream, waterway, or the stormwater network. This shall include methods to prevent the deposition of any earth, mud, dirt or debris on any public road or footpath. Sediment and erosion control shall be undertaken in accordance with Greater Wellington Regional Council's Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region (Feb. 2021)
   - Details of the proposed earthworks construction methodology
   - Details of how stormwater and surface water will be controlled during site works to ensure they do not affect adjoining properties and how the effects generated by earthworks in wet conditions (winter period from 1 June to 31 October) will be managed.
   - Details of temporary traffic management measures for large truck loading and unloading.
   - Details of a contact person available to take feedback/complaints

5. That the consent holder installs and maintains sediment control measures in compliance with Greater Wellington Regional Council's Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region (Feb. 2021) and the construction management plan approved under Condition 4.

6. That the consent holder ensures all earthworks are carried out in a way that prevents dust blowing beyond site boundaries. Control measures may include applying water to exposed or excessively dry surfaces, or applying a coating of geotextile, grass, mulch or the like.

7. That the consent holder ensures vehicles and machinery leaving the site do not drop dirt or other material on roads or otherwise damage road surfaces; and that if such spills or damage happen, the consent holder cleans or repairs roads to their original condition, being careful not to discharge the material into any stream, stormwater system or open drainage channel in the process. The term "road" includes footpaths, vehicle crossings and berms.

8. That the consent holder ensures all development and construction work complies with the provisions of NZS 6803:1999 Acoustics - Construction noise; and that notwithstanding this standard, machinery operating hours, including machinery start-up times, are limited to

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between 7:30am and 6pm Monday to Saturday, with no work on Sundays or public holidays.

9. That the consent holder ensures earthworks do not affect the stability of adjoining properties.

10. That the consent holder seals, re-grasses, landscapes or hydro-seeds all areas exposed by earthworks or building work as soon as possible after excavation or, at the latest, within a month of completing construction; and that the consent holder redoes any seeding or planting that fails to become fully established within 12 months of completing construction.

11. That the consent holder remedy at their cost any damage to existing Council infrastructure resulting from work carried out directly under this consent. Any remediation work required under this condition must occur immediately or as directed by the Resource Consents and Compliance Manager.

12. That in the event of an "accidental discovery" of suspected archaeological material, the consent holder is to undertake the following steps:
    a. All activity affecting the immediate area shall cease and the Regional Archaeologist of Heritage New Zealand shall be notified;
    b. Steps shall be taken to secure the site and ensure that archaeological matter remains undisturbed;
    c. Works at the site shall not recommence until an archaeological assessment has been made and archaeological material has been dealt with appropriately
    d. If any archaeological remains or sites of interest to Māori are identified, no further modification of those remains shall occur until Heritage New Zealand Regional Archaeologist and Tangata Whenua have been consulted and appropriate response has been advised.
    e. For burials/koiwi, steps (a) to (d) above shall be taken and the Regional Archaeologist of Heritage New Zealand, New Zealand Police and iwi representatives (Taranaki Whanui/Port Nicholson Settlement Trust) for the area contacted immediately.

    Important notes:

    - *The consent holder is advised that under the Heritage New Zealand Pouhere Taonga Act (2014) an archaeological site is defined as a place associated with the pre 1900 human activity where there may be evidence relative to the history of New Zealand. Fore precontact Māori sites this evidence may be in the form of bones, shells, charcoal, stones etc. In later sites of European origin artefacts such as bottle glass, crockery etc. may be found or evidence of old fountains, wells, drains, or similar structure. Burials/koiwi tangata may be found from any historic period.*
    - *The phone number for Port Nicholson Block Settlement Trust is (04) 472 3872. The phone number for Te Runanga o Toa Rangatira Inc is (04) 237 7922. The contact phone number for Heritage New Zealand is (04) 494 8320.*

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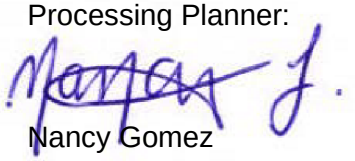
Processing Planner:



Nancy Gomez
Senior Resource Consents Planner

Peer reviewer:

Alicia Todd
Consultant Resource Consents Planner

Application lodged: 16 February 2024
Application approved: 16 April 2024
Application on hold Sec88G draft conditions feedback: 11/04/2024 – 16/04/2024
No of working days taken to process the application: 20

8. NOTES:

- In accordance with section 357 of the Resource Management Act 1991, the consent holder is able to object to the conditions of the consent. The consent holder must submit reasons in writing to Council within 15 working days of the date of this decision.

- The consent lapses, in accordance with section 125 of the Resource Management Act 1991, if the proposal is not given effect to within five years.

- The consent applies to the application as approved by Council. The consent holder should notify Council if there are changes to any part of the plans. Council may require that the consent holder submits a new resource consent application.

- The proposal has been assessed against the requirements of the city's District Plan. Bylaws may apply to the proposal that may require separate approval from Council before starting any site works. See huttcity.govt.nz for a full list of bylaws.

- The proposal has not been checked for compliance with the Building Act 2004. No associated building work should start without first getting a building consent.

- The consent is not a licence to create adverse effects such as unwarranted dust, noise or disruption. It does not change the legal duty to avoid, remedy or minimise such effects. Council may enforce the provisions of the Resource Management Act 1991 if the consent holder fails to meet this obligation.

- Failure to comply with an abatement notice may result in Council imposing an infringement fine or initiating prosecution.

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- Advice note from Heritage New Zealand: The property has, or is likely to have been occupied prior to 1900. Any disturbance of land or damage or destruction of any building or structure associated with human activity prior to 1900, may require an archaeological authority from Heritage New Zealand under the Heritage New Zealand Pouhere Taonga Act 2014. Please contact Heritage New Zealand for further information.

- Before commencement of any work within the legal road corridor, including the laying of services, application is to be made for a Corridor Access Request (CAR). A CAR request can be made through contacting BeforeUdig either on their website: beforeudig.co.nz or 0800 248 344. Work must not proceed within the road reserve until the CAR has been approved, including the approved traffic management plan if required.

- Constructing, modifying or repairing a vehicle crossing requires separate Council approval, in addition to the approved resource consent. The vehicle crossing is to be constructed in accordance with Council's standards and codes. For more information contact the Transport Division via (04) 570 6881 or click the following link: huttcity.govt.nz/Services/Roads-and-parking/Vehicle-crossings/

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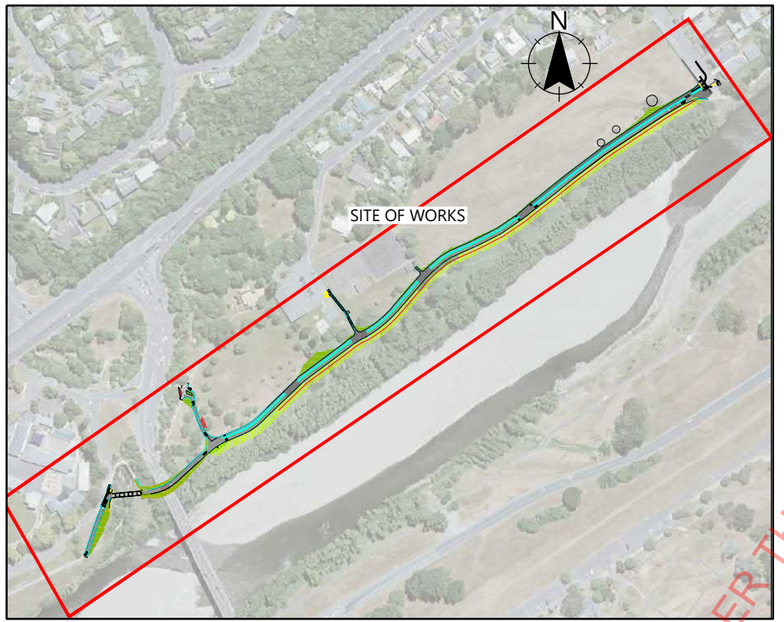
DECISION: Resource Consent Officers Report RM240041
DATE: 16.04.24

NZ TRANSPORT AGENCY
WAKA KOTAHI

egis

SH2 KELSON TO MELLING SHARED USER PATH



DRAWING INDEX	
SHEET NUMBER	NAME
C000	COVER SHEET
C100	EXISTING SERVICES SHEET 1 OF 2
C101	EXISTING SERVICES SHEET 2 OF 2
C300	OVERALL SITE PLAN
C301	GENERAL ARRANGEMENT SHEET 1 WEST TIE-IN
C302	GENERAL ARRANGEMENT SHEET 2 BRIDGE & APPROACHES
C303	GENERAL ARRANGEMENT SHEET 3 PATH THROUGH RESERVE
C304	GENERAL ARRANGEMENT SHEET 4 PATH THROUGH RESERVE
C305	GENERAL ARRANGEMENT SHEET 5 PATH THROUGH RESERVE
C306	GENERAL ARRANGEMENT SHEET 6 PATH THROUGH RESERVE
C307	GENERAL ARRANGEMENT SHEET 7 PATH THROUGH RESERVE
C308	GENERAL ARRANGEMENT SHEET 8 PATH THROUGH RESERVE
C309	GENERAL ARRANGEMENT SHEET 9 PATH THROUGH RESERVE
C310	BRIDGE APPROACHES LONG SECTIONS
C311	MAIN ALIGNMENT (THROUGH RESERVE) LONG SECTIONS
C320	TYPICAL ROAD CROSS SECTIONS
C361	CROSS SECTIONS BRIDGE APPROACH SHEET 1 OF 5
C362	CROSS SECTIONS BRIDGE APPROACH SHEET 2 OF 5
C363	CROSS SECTIONS BRIDGE APPROACH SHEET 3 OF 5
C364	CROSS SECTIONS THROUGH RESERVE SHEET 4 OF 5
C365	CROSS SECTIONS THROUGH RESERVE SHEET 5 OF 5

RESOURCE CONSENT
GRANTED
16/04/2024
HUTT CITY COUNCIL
HUTT CITY TE AWA KAIRANGI

RELEASED UNDER THE LOCAL GOVERNMENT OFFICIAL INFORMATION AND MEETINGS ACT 1987

DETAILED DESIGN
NOT FOR CONSTRUCTION

PROJECT NO.	SHEET	REVISION
713227	C000	B

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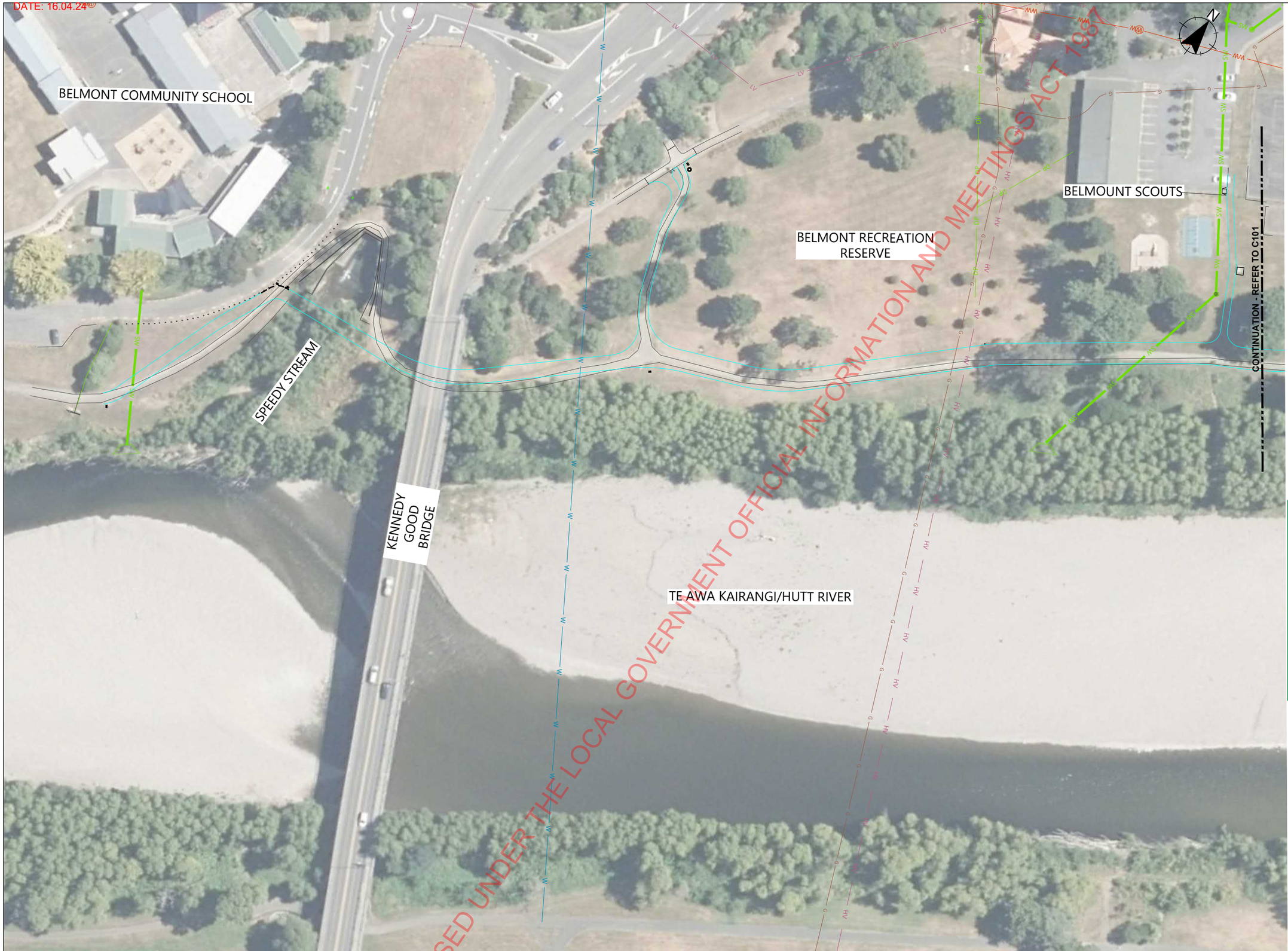
DECISION: Resource Consent Officers Report RM240041
DATE: 16.04.24



RELEASED UNDER THE LOCAL GOVERNMENT OFFICIAL INFORMATION AND MEETINGS ACT 1987

NOTES:

1. The location of all underground services shown are approximate only. The details have been reproduced from information provided by the service companies and the accuracy of the information cannot be guaranteed. It is the Contractor's responsibility to arrange for the services to be marked out on site and to locate the line and depth of services before excavation commences.
2. **CAUTION:** Area contains high voltage cables.

EXISTING

- SW — STORMWATER (GIS)
- DP — STORMWATER DOWN PIPE (GIS)
- WW — WASTEWATER (GIS)
- W — WATER (GIS)
- LV — POWER LV (GIS)
- HV — POWER HV (GIS)
- G — GAS (GIS)
- WASTEWATER MH (GIS)
- STORMWATER MH (GIS)
- SUMP (GIS)
- STORMWATER CULVERT (SURVEY)
- EGDE OF EXISTING PATHWAY

PROPOSED

- ROAD TIMBER EDGE

RESOURCE CONSENT

GRANTED
16/04/2024

HUTT CITY COUNCIL

REV	AMENDMENTS	DES	DRN	CHK	APP	DATE
B	DETAILED DESIGN	AR	AR	MB	CB	02/16/2024
A	FIRST ISSUE	AR	HL/AR	AM	CB	12/21/2023

	DATE
SURVEYED	
JF	8/7/2023
DESIGNED	DATE
AR	2/7/2024
DRAWN	DATE
AR	2/8/2024
CHECKED	DATE
MB	2/13/2024
APPROVED	DATE
CB	2/15/2024

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CLIENT
NZ TRANSPORT AGENCY WAKA KOTAHI

PROJECT TITLE
SH2 KELSON TO MELLING SHARED USER PATH

SHEET TITLE
EXISTING SERVICES SHEET 1 OF 2

DETAILED DESIGN
NOT FOR CONSTRUCTION

SCALE (A1 ORIGINAL)		(A3)
	1:500	1:1000

PROJECT No.	SHEET	REVISION
713227	C100	B

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NOTES:

1. The location of all underground services shown are approximate only. The details have been reproduced from information provided by the service companies and the accuracy of the information cannot be guaranteed. It is the Contractor's responsibility to arrange for the services to be marked out on site and to locate the line and depth of services before excavation commences.
2. **CAUTION:** Area contains high voltage cables.

EXISTING

- SW — STORMWATER (GIS)
- DP — STORMWATER DOWN PIPE (GIS)
- WW — WASTEWATER (GIS)
- W — WATER (GIS)
- LV — POWER LV (GIS)
- HV — POWER HV (GIS)
- G — GAS (GIS)
- WASTEWATER MH (GIS)
- STORMWATER MH (GIS)
- SUMP (GIS)
- STORMWATER CULVERT (SURVEY)
- EGDE OF EXISTING PATHWAY

PROPOSED

- ROAD TIMBER EDGE

RESOURCE CONSENT

GRANTED
16/04/2024

HUTT CITY COUNCIL

REV	AMENDMENTS	DES	DRN	CHK	APP	DATE
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DRAWN	
AR	2/8/2024
CHECKED	
MB	2/13/2024
APPROVED	
CB	2/15/2024

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CLIENT: NZ TRANSPORT AGENCY WAKA KOTAHI

PROJECT TITLE: SH2 KELSON TO MELLING SHARED USER PATH

SHEET TITLE: EXISTING SERVICES SHEET 2 OF 2

DETAILED DESIGN
NOT FOR CONSTRUCTION

SCALE (A1 ORIGINAL)		(A3)
	1:500	1:1000

PROJECT No.	SHEET	REVISION
713227	C101	B

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DECISION: Resource Consent Officers Report RM240041
DATE: 16.04.24

NOTES

1. THE LOCATION OF ALL UNDERGROUND SERVICES SHOWN ARE APPROXIMATE ONLY. THE DETAILS HAVE BEEN REPRODUCED FROM INFORMATION PROVIDED BY THE SERVICE COMPANIES / BEFORE U DIG AND THE ACCURACY OF THE INFORMATION CANNOT BE GUARANTEED.
2. REFER TO DRAWINGS C301 TO C309 FOR GENERAL ARRANGEMENT PLANS
3. REFER TO DRAWINGS C320 FOR TYPICAL CROSS SECTIONS
4. REFER TO DRAWINGS C310 AND C311 FOR PATHWAY LONGSECTIONS
5. REFER TO DRAWINGS C361 TO C369 FOR GEOMETRIC SECTIONS

EXISTING

PROPERTY BOUNDARY

PROPOSED

ROAD CHAINAGE
ROAD TIMBER EDGE
GATE
SHARED PATH DG7 ASPHALTIC CONCRETE
MINOR BERM REGRADING
FILL SLOPE -COMPACTED HARDFILL
GRAVEL PATH - METAL TOPCOURSE

RESOURCE CONSENT

GRANTED
16/04/2024

HUTT CITY COUNCIL

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MB	2/13/2024
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CB	2/15/2024

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CLIENT
NZ TRANSPORT AGENCY WAKA KOTAHI

PROJECT TITLE
SH2 KELSON TO MELLING SHARED USER PATH

SHEET TITLE
OVERALL SITE PLAN

DETAILED DESIGN
NOT FOR CONSTRUCTION

SCALE (A1 ORIGINAL)		
1:1000	(A3) 1: 2000	
PROJECT No.	SHEET	REVISION
713227	C300	B

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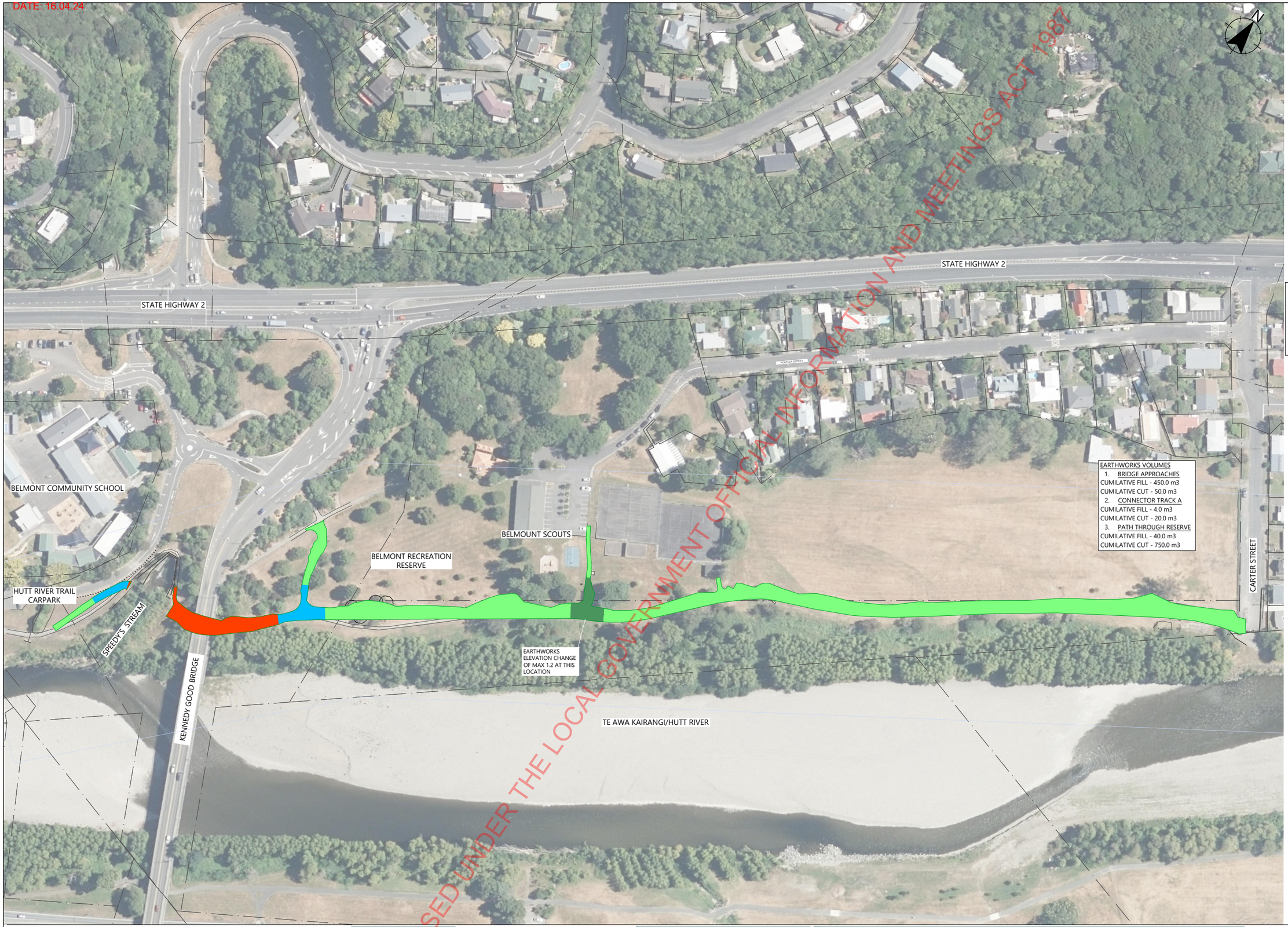

EARTHWORKS VOLUMES
1. BRIDGE APPROACHES
CUMILATIVE FILL - 450.0 m3
CUMILATIVE CUT - 50.0 m3
2. CONNECTOR TRACK A
CUMILATIVE FILL - 4.0 m3
CUMILATIVE CUT - 20.0 m3
3. PATH THROUGH RESERVE
CUMILATIVE FILL - 40.0 m3
CUMILATIVE CUT - 750.0 m3

LEGENDS

COLOUR	EARTHWORKS ELEVATION RANGE
	< 0.1 m
	0.1 m to 0.12 m
	0.12 m to 0.5 m
	0.5 m to 1.86 m

RESOURCE CONSENT

GRANTED
16/04/2024

HUTT CITY COUNCIL

HUTT CITY TE AWA KAIRANGI

RELEASED UNDER THE LOCAL GOVERNMENT OFFICIAL INFORMATION AND MEETINGS ACT 1987

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MB	2/13/2024
APPROVED	DATE
CB	

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CLIENT
NZ TRANSPORT AGENCY WAKA KOTAHI

PROJECT TITLE
SH2 KELSON TO MELLING
SHARED USER PATH

SHEET TITLE
EARTHWORKS PLAN

FOR CONSENT
NOT FOR CONSTRUCTION

SCALE (A1 ORIGINAL)		(A3)
	1:1000	1: 2000

PROJECT No.	SHEET	REVISION
713227	C300	B

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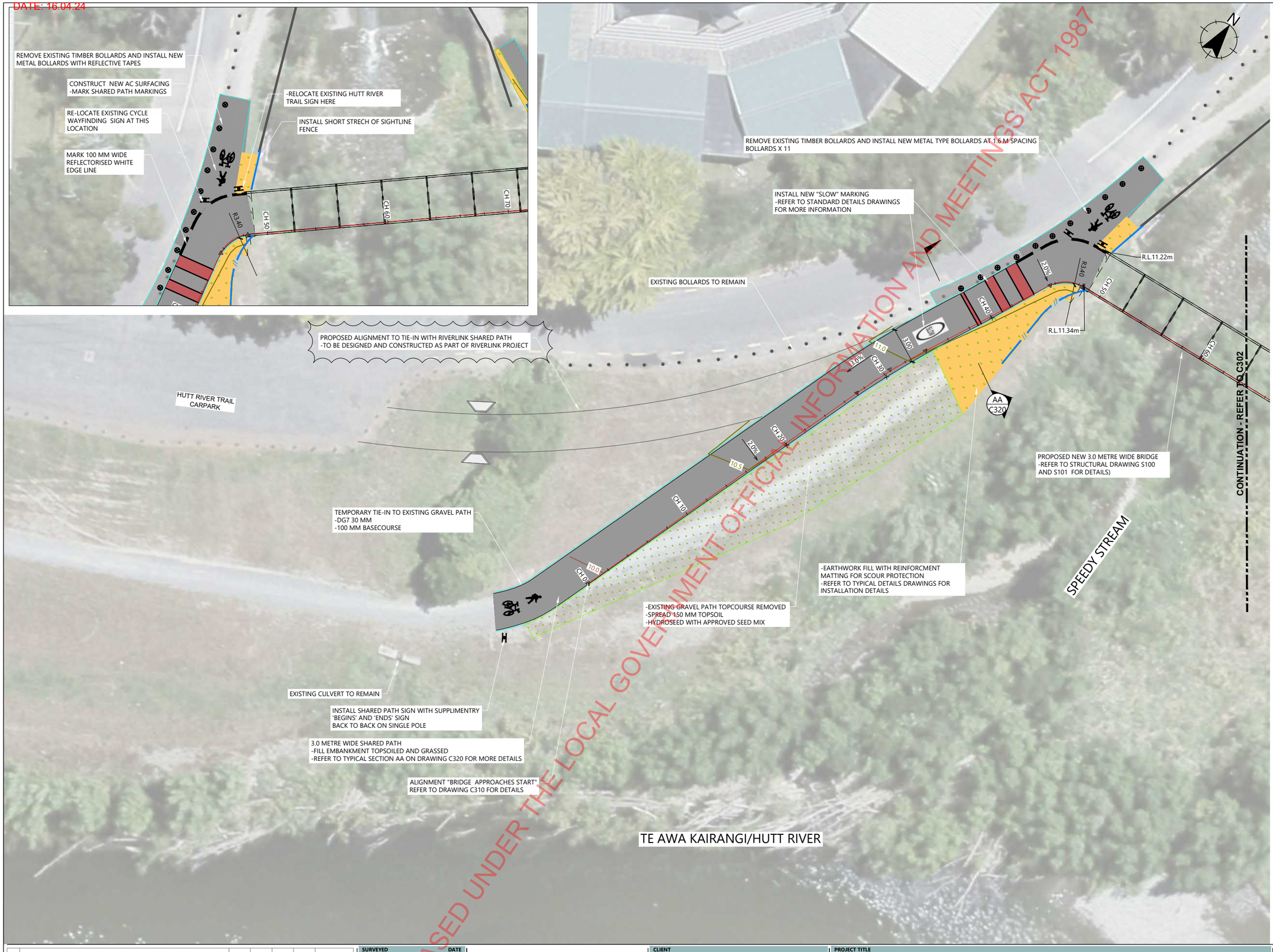
DECISION: Resource Consent Officers Report RM240041
DATE: 16.04.24



EXISTING

- PROPERTY BOUNDARY
- EX-BOLLARDS

PROPOSED

- CONTOUR - MAJOR AT 0.5m INTERVAL
- CONTOUR - MINOR AT 0.1m INTERVAL
- CH — ROAD CHAINAGE
- ROAD TIMBER EDGE
- NEW SIGNS
- NEW STEEL BOLLARDS
- // — TIMBER MESH FENCE
- SHARED PATH
  - 30 MM DG7 ASPHALTIC CONCRETE
  - 100 MM AP40 BASECOURSE
  - 150 MM GAP65 SUB-BASE
- MINOR BERM REGRADING
  - COMPACTED HARDFILL IF REQUIRED
  - MIN 100 MM COMPACTED TOPSOIL
  - HYDROSEED WITH APPROVED SEED MIX
- FILL SLOPE
  - COMPACTED HARDFILL
  - 100 MM TOPSOIL AND HYDROSEED
  - INSTALL HIGH PERFORMANCE TURF REINFORCEMENT MATTING

NOTES:

SITE CLEARANCE:

1. It is the Contractor's responsibility to arrange for the services to be marked out on site and to locate the line and depth of services before excavation commences. Refer to sheet C100 & C101
3. All hard material broken out under the contract is to be removed to waste by the Contractor. Landfill costs should be included in the Contractor's rates.
4. Voids formed by removal of items shall be backfilled with AP65 sub-base.
5. All covers and frames for sumps, chambers, manholes, service pits, etc within the works that are remaining are to be reset to suit the proposed levels.

CONSTRUCTION:

1. Soft spots to be removed and filled with AP65 sub-base material as directed by the Engineer.
2. Subgrade of paved areas is to be graded to level and proof-rolled prior to construction.
3. Where the new asphalt surfacing abuts existing asphalt surfacing the existing surface is to be cut clean vertical. The vertical face is to be coated with hot poured bitumen and the joint is to be sand sealed.

ROADMARKINGS:

1. All white markings to be reflectorised.

GENERAL

1. Refer to DWG C310 anc C311 for longitudinal section and C361 to C369 for geometric cross section across the alignment shown in this drawing.
2. All cut and fill batters to be hydroseeded.
3. Reger to Dwg C320 & C321 for typical details

RESOURCE CONSENT

GRANTED 16/04/2024

HUTT CITY COUNCIL

HUTT CITY TE AWA KAIRANGI

RELEASED UNDER THE LOCAL GOVERNMENT OFFICIAL INFORMATION AND MEETINGS ACT 1987

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MB	2/13/2024
APPROVED	
CB	2/15/2024

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CLIENT: NZ TRANSPORT AGENCY WAKA KOTAHI

PROJECT TITLE: SH2 KELSON TO MELLING SHARED USER PATH

SHEET TITLE: GENERAL ARRANGEMENT SHEET 1 WEST TIE-IN

DETAILED DESIGN
NOT FOR CONSTRUCTION

SCALE (A1 ORIGINAL)		
1:150	(A3) 1: 300	

PROJECT No.	SHEET	REVISION
713227	C301	B

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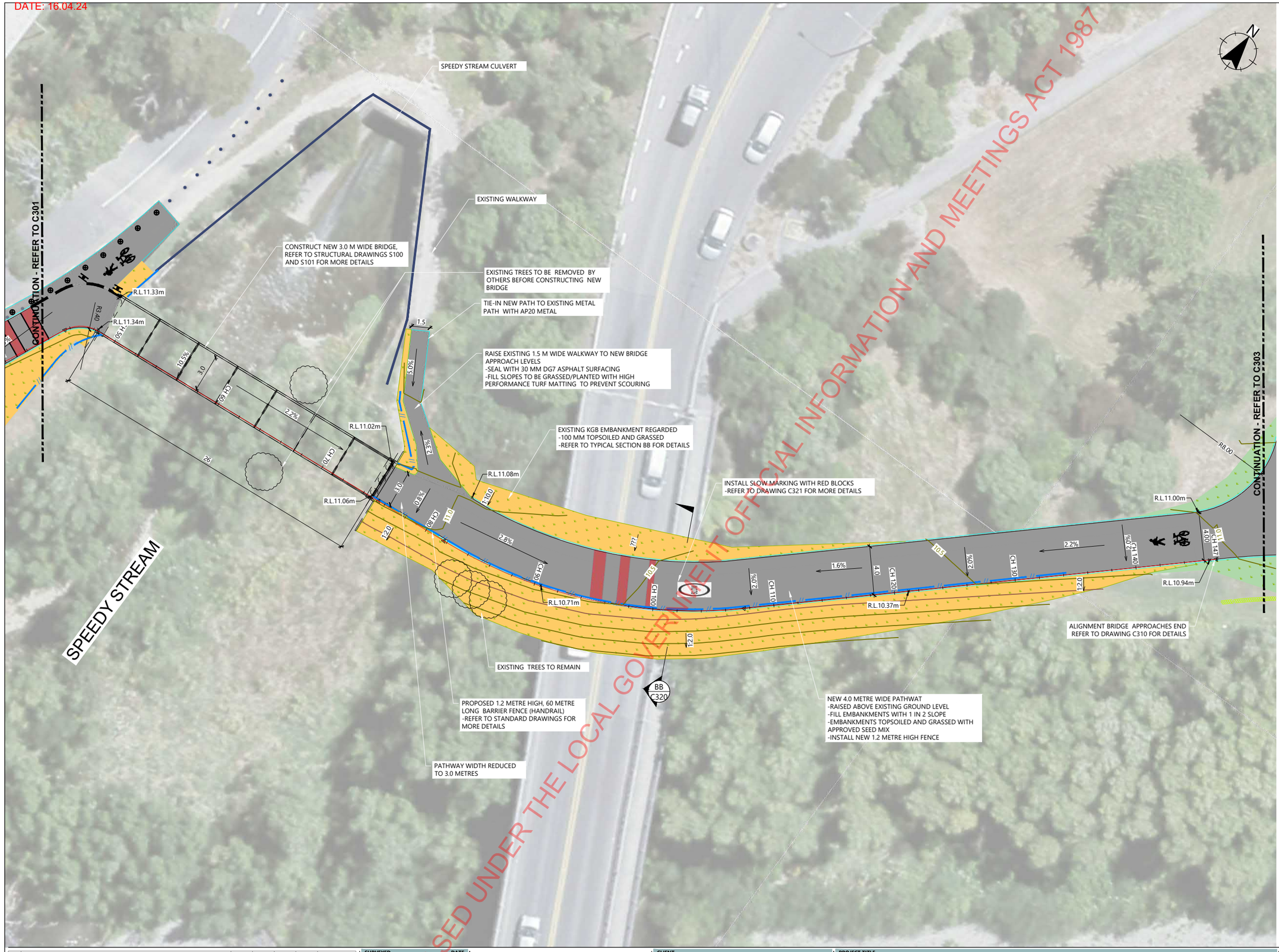
DECISION: Resource Consent Officers Report RM240041
DATE: 16.04.24



EXISTING

- PROPERTY BOUNDARY
- EX-BOLLARDS

PROPOSED

- CONTOUR - MAJOR AT 2.5m INTERVAL
- CONTOUR - MINOR AT 0.5m INTERVAL
- ROAD CHAINAGE
- ROAD TIMBER EDGE
- BARRIER FENCE (HAND RAIL)
- NEW SIGNS
- SHARED PATH
  - 30 MM DG7 ASPHALTIC CONCRETE
  - 100 MM AP40 BASECOURSE
  - 150 MM GAP65 SUB-BASE
- MINOR BERM REGRADING
  - COMPACTED HARDFILL IF REQUIRED
  - MIN 100 MM COMPACTED TOPSOIL
  - HYDROSEED WITH APPROVED SEED MIX
- FILL SLOPE
  - COMPACTED HARDFILL
  - 100 MM TOPSOIL AND HYDROSEED
  - INSTALL HIGH PERFORMANCE TURF REINFORCEMENT MATTING

NOTES:

SITE CLEARANCE:

1. It is the Contractor's responsibility to arrange for the services to be marked out on site and to locate the line and depth of services before excavation commences. Refer to sheet C100 & C101
3. All hard material broken out under the contract is to be removed to waste by the Contractor. Landfill costs should be included in the Contractor's rates.
4. Voids formed by removal of items shall be backfilled with AP65 sub-base.
5. All covers and frames for sumps, chambers, manholes, service pits, etc within the works that are remaining are to be reset to suit the proposed levels.

CONSTRUCTION:

1. Soft spots to be removed and filled with AP65 sub-base material as directed by the Engineer.
2. Subgrade of paved areas is to be graded to level and proof-rolled prior to construction.
3. Where the new asphalt surfacing abuts existing asphalt surfacing the existing surface is to be cut clean vertical. The vertical face is to be coated with hot poured bitumen and the joint is to be sand sealed.

ROADMARKINGS:

1. All white markings to be reflectorised.

GENERAL

1. Refer to DWG C310 anc C311 for longitudinal section and C361 to C369 for geometric cross section across the alignment shown in this drawing.
2. All cut and fill batters to be hydroseeded.
3. Reger to Dwg C320 & C321 for typical details

RESOURCE CONSENT

GRANTED
16/04/2024

HUTT CITY COUNCIL

HUTT CITY TE AWA KAIRANGI

REV	AMENDMENTS	DES	DRN	CHK	APP	DATE
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CB	2/15/2024

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CLIENT
NZ TRANSPORT AGENCY WAKA KOTAHI

PROJECT TITLE
SH2 KELSON TO MELLING
SHARED USER PATH

SHEET TITLE
GENERAL ARRANGEMENT SHEET 2
BRIDGE & APPROACHES

DETAILED DESIGN
NOT FOR CONSTRUCTION

SCALE (A1 ORIGINAL)		
	1:150	(A3) 1: 300

PROJECT No.	SHEET	REVISION
713227	C302	B

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DECISION: Resource Consent Officers Report RM240041
DATE: 16.04.24

EXISTING

PROPERTY BOUNDARY

PROPOSED

CONTOUR - MAJOR AT 0.5m INTERVAL
CONTOUR - MINOR AT 0.1m INTERVAL
CH ROAD CHAINAGE
ROAD TIMBER EDGE
3.5 M CLEAR SPACE ENVELOPE FOR RIVER MAINTENANCE
NEW SIGNS
SHARED PATH
- 30 MM DG7 ASPHALTIC CONCRETE
-100 MM AP40 BASECOURSE
-150 MM GAP65 SUB-BASE
MINOR BERM REGRADING
-COMPACTED HARDFILL IF REQUIRED
-MIN 100 MM COMPACTED TOPSOIL
-HYDROSEED WITH APPROVED SEED MIX
FILL SLOPE
-COMPACTED HARDFILL
-100 MM TOPSOIL AND HYDROSEED
-INSTALL HIGH PERFORMANCE TURF REINFORCEMENT MATTING
CONCRETE PATH
-20 MPA, 100 MM THICK
-MIN 120 MM THICK BASECOURSE
ACCESS CROSSING TO HUTT RIVER (FOR MAINTENANCE)
-30 MM DG7
-100 MM AP40 BASECOURSE
-150 MM GAP65 SUB-BASE

NOTES:

SITE CLEARANCE:

1. It is the Contractor's responsibility to arrange for the services to be marked out on site and to locate the line and depth of services before excavation commences. Refer to sheet C100 & C101
3. All hard material broken out under the contract is to be removed to waste by the Contractor. Landfill costs should be included in the Contractor's rates.
4. Voids formed by removal of items shall be backfilled with AP65 sub-base.
5. All covers and frames for sumps, chambers, manholes, service pits, etc within the works that are remaining are to be reset to suit the proposed levels.

CONSTRUCTION:

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3. Where the new asphalt surfacing abuts existing asphalt surfacing the existing surface is to be cut clean vertical. The vertical face is to be coated with hot poured bitumen and the joint is to be sand sealed.

ROADMARKINGS:

1. All white markings to be reflectorised.

GENERAL

1. Refer to DWG C310 anc C311 for longitudinal section and C361 to C369 for geometric cross section across the alignment shown in this drawing.
2. All areas disturbed to be hydroseeded.
3. Refer to DWG C320 & C321 for typical details

RESOURCE CONSENT
GRANTED
16/04/2024
HUTT CITY COUNCIL

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CB	2/15/2024

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CLIENT
NZ TRANSPORT AGENCY WAKA KOTAHI

PROJECT TITLE
SH2 KELSON TO MELLING SHARED USER PATH

SHEET TITLE
GENERAL ARRANGEMENT SHEET 3 PATH THROUGH RESERVE

DETAILED DESIGN
NOT FOR CONSTRUCTION

SCALE (A1 ORIGINAL)		(A3)
	1:150	1: 300

PROJECT No.	SHEET	REVISION
713227	C303	B

RELEASED UNDER THE LOCAL GOVERNMENT OFFICIAL INFORMATION AND MEETINGS ACT 1987

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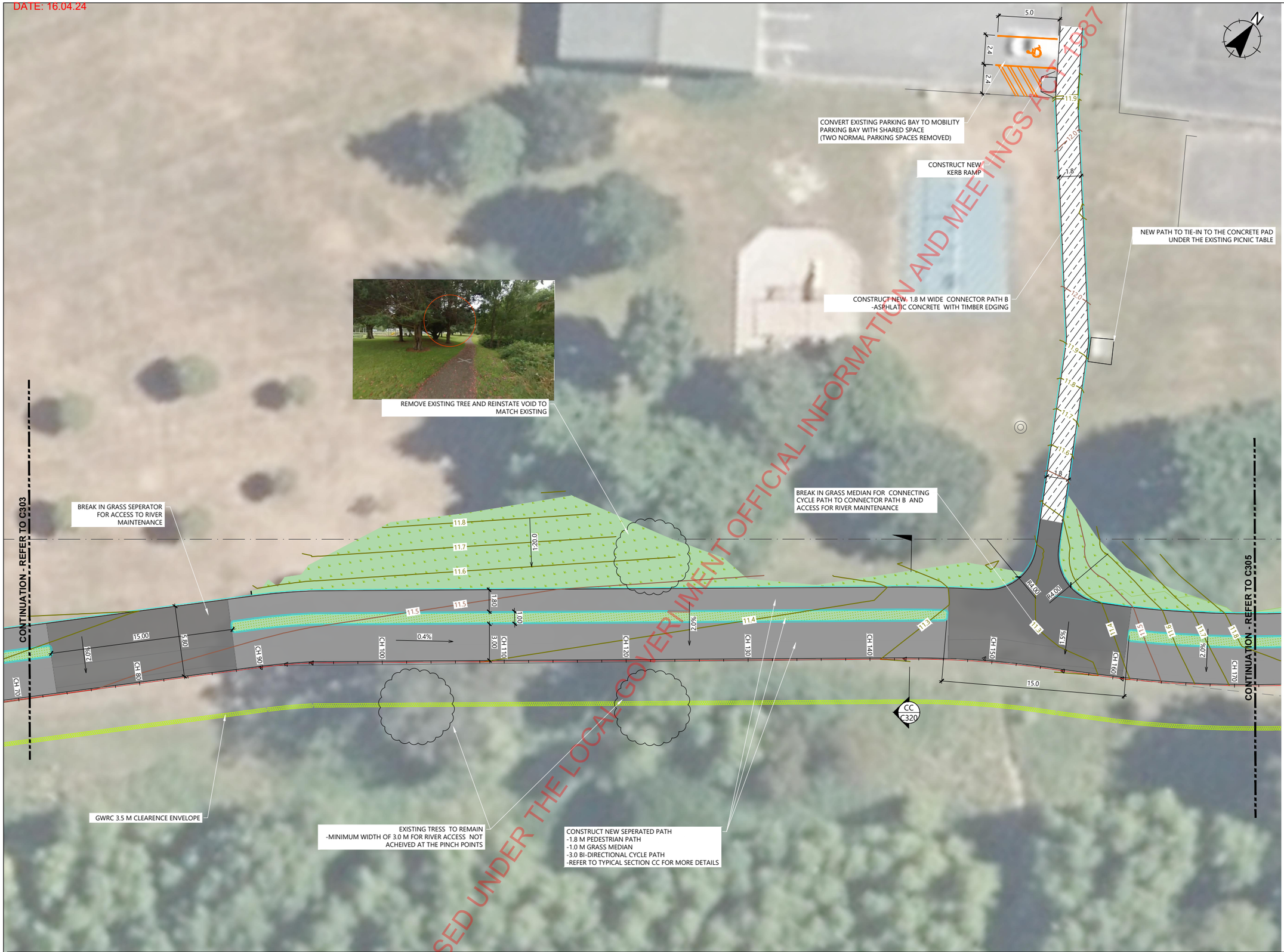
DECISION: Resource Consent Officers Report RM240041
DATE: 16.04.24



EXISTING

PROPERTY BOUNDARY

PROPOSED

CONTOUR - MAJOR AT 0.5m INTERVAL
CONTOUR - MINOR AT 0.1m INTERVAL
CH ROAD CHAINAGE
ROAD TIMBER EDGE
NEW SIGNS
3.5 M CLEAR SPACE ENVELOPE FOR RIVER MAINTENANCE
SHARED PATH
- 30 MM DG7 ASPHALTIC CONCRETE
-100 MM AP40 BASECOURSE
-150 MM GAP65 SUB-BASE
MINOR BERM REGRADING
-COMPACTED HARDFILL IF REQUIRED
-MIN 100 MM COMPACTED TOPSOIL
-HYDROSEED WITH APPROVED SEED MIX
FILL SLOPE
-COMPACTED HARDFILL
-100 MM TOPSOIL AND HYDROSEED
-INSTALL HIGH PERFORMANCE TURF REINFORCEMENT MATTING
CONNECTOR PATH
-30 MM DG7
-100 AP40 BASECOURSE
ACCESS CROSSING TO HUTT RIVER (FOR MAINTENANCE)
-30 MM DG7
-100 MM AP40 BASECOURSE
-150 MM GAP65 SUB-BASE

NOTES:

SITE CLEARANCE:

1. It is the Contractor's responsibility to arrange for the services to be marked out on site and to locate the line and depth of services before excavation commences. Refer to sheet C100 & C101
3. All hard material broken out under the contract is to be removed to waste by the Contractor. Landfill costs should be included in the Contractor's rates.
4. Voids formed by removal of items shall be backfilled with AP65 sub-base.
5. All covers and frames for sumps, chambers, manholes, service pits, etc within the works that are remaining are to be reset to suit the proposed levels.

CONSTRUCTION:

1. Soft spots to be removed and filled with AP65 sub-base material as directed by the Engineer.
2. Subgrade of paved areas is to be graded to level and proof-rolled prior to construction.
3. Where the new asphalt surfacing abuts existing asphalt surfacing the existing surface is to be cut clean vertical. The vertical face is to be coated with hot poured bitumen and the joint is to be sand sealed.

ROADMARKINGS:

1. All white markings to be reflectorised.

GENERAL

1. Refer to DWG C310 anc C311 for longitudinal section and C361 to C369 for geometric cross section across the alignment shown in this drawing.
2. All cut and fill batters to be hydroseeded.
3. Reger to Dwg C320 & C321 for typical details

RESOURCE CONSENT

GRANTED 16/04/2024

HUTT CITY COUNCIL

DETAILED DESIGN
NOT FOR CONSTRUCTION

REV	AMENDMENTS	DES	DRN	CHK	APP	DATE
B	DETAILED DESIGN	AR	AR	MB	CB	02/16/2024
A	FIRST ISSUE	AR	HL/AR	AM	CB	12/21/2023

SURVEYED	DATE
JF	8/7/2023
DESIGNED	DATE
AR	2/7/2024
DRAWN	DATE
AR	2/8/2024
CHECKED	DATE
MB	2/13/2024
APPROVED	DATE
CB	2/15/2024

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CLIENT
NZ TRANSPORT AGENCY WAKA KOTAHI

PROJECT TITLE
SH2 KELSON TO MELLING SHARED USER PATH

SHEET TITLE
GENERAL ARRANGEMENT SHEET 4 PATH THROUGH RESERVE

SCALE (A1 ORIGINAL)	1:150	(A3) 1: 300
PROJECT No.	SHEET	REVISION
713227	C304	B

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EXISTING

PROPERTY BOUNDARY

PROPOSED

CONTOUR - MAJOR AT 0.5m INTERVAL
CONTOUR - MINOR AT 0.1m INTERVAL
CH — ROAD CHAINAGE
ROAD TIMBER EDGE
NEW SIGNS

SHARED PATH
- 30 MM DG7 ASPHALTIC CONCRETE
-100 MM AP40 BASECOURSE
-150 MM GAP65 SUB-BASE

MINOR BERM REGRADING
-COMPACTED HARDFILL IF REQUIRED
-MIN 100 MM COMPACTED TOPSOIL
-HYDROSEED WITH APPROVED SEED MIX

FILL SLOPE
-COMPACTED HARDFILL
-100 MM TOPSOIL AND HYDROSEED
-INSTALL HIGH PERFORMANCE TURF REINFORCEMENT MATTING

CONCRETE PATH
-20 MPA, 100 MM THICK
-MIN 120 MM THICK BASECOURSE

ACCESS CROSSING TO HUTT RIVER (FOR MAINTENANCE)
-30 MM DG7
-100 MM AP40 BASECOURSE
-150 MM GAP65 SUB-BASE

3.5 M CLEAR SPACE ENVELOPE FOR RIVER MAINTENANCE

NOTES:

SITE CLEARANCE:

1. It is the Contractor's responsibility to arrange for the services to be marked out on site and to locate the line and depth of services before excavation commences. Refer to sheet C100 & C101
3. All hard material broken out under the contract is to be removed to waste by the Contractor. Landfill costs should be included in the Contractor's rates.
4. Voids formed by removal of items shall be backfilled with AP65 sub-base.
5. All covers and frames for sumps, chambers, manholes, service pits, etc within the works that are remaining are to be reset to suit the proposed levels.

CONSTRUCTION:

1. Soft spots to be removed and filled with AP65 sub-base material as directed by the Engineer.
2. Subgrade of paved areas is to be graded to level and proof-rolled prior to construction.
3. Where the new asphalt surfacing abuts existing asphalt surfacing the existing surface is to be cut clean vertical. The vertical face is to be coated with hot poured bitumen and the joint is to be sand sealed.

ROADMARKINGS:

1. All white markings to be reflectorised.

GENERAL

1. Refer to DWG C310 anc C311 for longitudinal section and C361 to C369 for geometric cross section across the alignment shown in this drawing.
2. All cut and fill batters to be hydroseeded.
3. Reger to Dwg C320 & C321 for typical details

RESOURCE CONSENT

GRANTED
16/04/2024

HUTT CITY COUNCIL

REV	AMENDMENTS	DES	DRN	CHK	APP	DATE
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CHECKED	DATE
MB	2/13/2024
APPROVED	DATE
CB	2/15/2024

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CLIENT
NZ TRANSPORT AGENCY WAKA KOTAHI

PROJECT TITLE
SH2 KELSON TO MELLING
SHARED USER PATH

SHEET TITLE
GENERAL ARRANGEMENT SHEET 5
PATH THROUGH RESERVE

HUTT CITY
DETAILED DESIGN
NOT FOR CONSTRUCTION

SCALE (A1 ORIGINAL)		
1:150	(A3) 1: 300	
PROJECT No.	SHEET	REVISION
713227	C305	B

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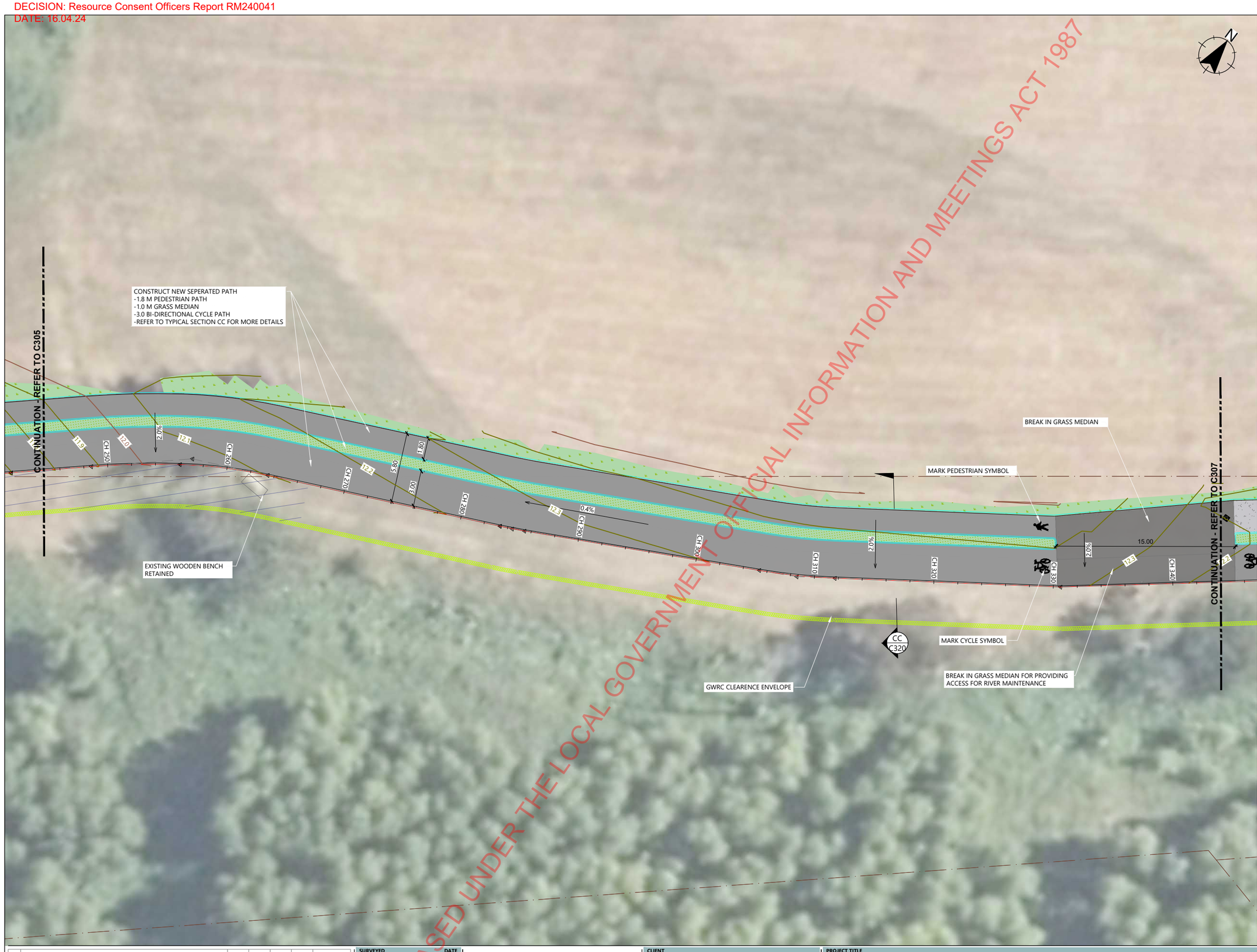
DECISION: Resource Consent Officers Report RM240041
DATE: 16.04.24



EXISTING

PROPERTY BOUNDARY

PROPOSED

CONTOUR - MAJOR AT 0.5m INTERVAL
CONTOUR - MINOR AT 0.1m INTERVAL
CH ROAD CHAINAGE
ROAD TIMBER EDGE
NEW SIGNS

SHARED PATH
- 30 MM DG7 ASPHALTIC CONCRETE
-100 MM AP40 BASECOURSE
-150 MM GAP65 SUB-BASE

MINOR BERM REGRADING
-COMPACTED HARDFILL IF REQUIRED
-MIN 100 MM COMPACTED TOPSOIL
-HYDROSEED WITH APPROVED SEED MIX

FILL SLOPE
-COMPACTED HARDFILL
-100 MM TOPSOIL AND HYDROSEED
-INSTALL HIGH PERFORMANCE TURF REINFORCEMENT MATTING

CONCRETE PATH
-20 MPA, 100 MM THICK
-MIN 120 MM THICK BASECOURSE

ACCESS CROSSING TO HUTT RIVER (FOR MAINTENANCE)
-30 MM DG7
-100 MM AP40 BASECOURSE
-150 MM GAP65 SUB-BASE

3.5 M CLEAR SPACE ENVELOPE FOR RIVER MAINTENANCE

NOTES:

SITE CLEARANCE:

1. It is the Contractor's responsibility to arrange for the services to be marked out on site and to locate the line and depth of services before excavation commences. Refer to sheet C100 & C101
3. All hard material broken out under the contract is to be removed to waste by the Contractor. Landfill costs should be included in the Contractor's rates.
4. Voids formed by removal of items shall be backfilled with AP65 sub-base.
5. All covers and frames for sumps, chambers, manholes, service pits, etc within the works that are remaining are to be reset to suit the proposed levels.

CONSTRUCTION:

1. Soft spots to be removed and filled with AP65 sub-base material as directed by the Engineer.
2. Subgrade of paved areas is to be graded to level and proof-rolled prior to construction.
3. Where the new asphalt surfacing abuts existing asphalt surfacing the existing surface is to be cut clean vertical. The vertical face is to be coated with hot poured bitumen and the joint is to be sand sealed.

ROADMARKINGS:

1. All white markings to be reflectorised.

GENERAL

1. Refer to DWG C310 anc C311 for longitudinal section and C361 to C369 for geometric cross section across the alignment shown in this drawing.
2. All cut and fill batters to be hydroseeded.
3. Reger to Dwg C320 & C321 for typical details

RESOURCE CONSENT

GRANTED
16/04/2024

HUTT CITY COUNCIL

DETAILED DESIGN
NOT FOR CONSTRUCTION

REV	AMENDMENTS	DES	DRN	CHK	APP	DATE
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CHECKED	
MB	2/13/2024
APPROVED	
CB	2/15/2024

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CLIENT: NZ TRANSPORT AGENCY WAKA KOTAHI

PROJECT TITLE: SH2 KELSON TO MELLING SHARED USER PATH

SHEET TITLE: GENERAL ARRANGEMENT SHEET 6 PATH THROUGH RESERVE

SCALE (A1 ORIGINAL) 1:150 (A3) 1: 300

PROJECT No.	SHEET	REVISION
713227	C306	B

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DECISION: Resource Consent Officers Report RM240041
DATE: 16.04.24

EXISTING

PROPERTY BOUNDARY

PROPOSED

CONTOUR - MAJOR AT 0.5m INTERVAL

CONTOUR - MINOR AT 0.1m INTERVAL

CH ROAD CHAINAGE

ROAD TIMBER EDGE

NEW SIGNS

SHARED PATH
- 30 MM DG7 ASPHALTIC CONCRETE
-100 MM AP40 BASECOURSE
-150 MM GAP65 SUB-BASE

MINOR BERM REGRADING
-COMPACTED HARDFILL IF REQUIRED
-MIN 100 MM COMPACTED TOPSOIL
-HYDROSEED WITH APPROVED SEED MIX

FILL SLOPE
-COMPACTED HARDFILL
-100 MM TOPSOIL AND HYDROSEED
-INSTALL HIGH PERFORMANCE TURF REINFORCEMENT MATTING

METAL PATH
-50 MM AP20 TOP COURSE
-100 MM THICK BASECOURSE
-150 MM THICK SUB-BASE

ACCESS CROSSING TO HUTT RIVER (FOR MAINTENANCE)
-30 MM DG7
-100 MM AP40 BASECOURSE
-150 MM GAP65 SUB-BASE

3.5 M CLEAR SPACE ENVELOPE FOR RIVER MAINTENANCE

NOTES:

SITE CLEARANCE:

1. It is the Contractor's responsibility to arrange for the services to be marked out on site and to locate the line and depth of services before excavation commences. Refer to sheet C100 & C101

3. All hard material broken out under the contract is to be removed to waste by the Contractor. Landfill costs should be included in the Contractor's rates.

4. Voids formed by removal of items shall be backfilled with AP65 sub-base.

5. All covers and frames for sumps, chambers, manholes, service pits, etc within the works that are remaining are to be reset to suit the proposed levels.

CONSTRUCTION:

1. Soft spots to be removed and filled with AP65 sub-base material as directed by the Engineer.

2. Subgrade of paved areas is to be graded to level and proof-rolled prior to construction.

3. Where the new asphalt surfacing abuts existing asphalt surfacing the existing surface is to be cut clean vertical. The vertical face is to be coated with hot poured bitumen and the joint is to be sand sealed.

ROADMARKINGS:

1. All white markings to be reflectorised.

GENERAL

1. Refer to DWG C310 anc C311 for longitudinal section and C361 to C369 for geometric cross section across the alignment shown in this drawing.
2. All cut and fill batters to be hydroseeded.
3. Reger to Dwg C320 & C321 for typical details

RESOURCE CONSENT
GRANTED
16/04/2024
HUTT CITY COUNCIL

RELEASED UNDER THE LOCAL GOVERNMENT OFFICIAL INFORMATION AND MEETINGS ACT 1987

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MB	2/13/2024
APPROVED	
CB	2/15/2024

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CLIENT
NZ TRANSPORT AGENCY WAKA KOTAHI

PROJECT TITLE
SH2 KELSON TO MELLING SHARED USER PATH

SHEET TITLE
GENERAL ARRANGEMENT SHEET 7 PATH THROUGH RESERVE

DETAILED DESIGN
NOT FOR CONSTRUCTION

SCALE (A1 ORIGINAL) 1:150 (A3) 1: 300

PROJECT No.	SHEET	REVISION
713227	C307	B

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H:\WLG\713227 Waka Kotahi NZTA - SH2 Kelson to Melling SUP\320 Drawings\3_Drawing\713227-C307.dwg, Plotted By Ajith Roy at 15/02/2024 6:19:23 pm

DECISION: Resource Consent Officers Report RM240041
DATE: 16.04.24

RELEASED UNDER THE LOCAL GOVERNMENT OFFICIAL INFORMATION AND MEETINGS ACT 1987

EXISTING

PROPERTY BOUNDARY

PROPOSED

CONTOUR - MAJOR AT 0.5m INTERVAL

CONTOUR - MINOR AT 0.1m INTERVAL

CH ROAD CHAINAGE

ROAD TIMBER EDGE

NEW SIGNS

SHARED PATH
- 30 MM DG7 ASPHALTIC CONCRETE
-100 MM AP40 BASECOURSE
-150 MM GAP65 SUB-BASE

MINOR BERM REGRADING
-COMPACTED HARDFILL IF REQUIRED
-MIN 100 MM COMPACTED TOPSOIL
-HYDROSEED WITH APPROVED SEED MIX

FILL SLOPE
-COMPACTED HARDFILL
-100 MM TOPSOIL AND HYDROSEED
-INSTALL HIGH PERFORMANCE TURF REINFORCEMENT MATTING

METAL PATH
-50 MM AP20 TOP COURSE
-100 MM THICK BASECOURSE
-150 MM THICK SUB-BASE

ACCESS CROSSING TO HUTT RIVER (FOR MAINTENANCE)
-30 MM DG7
-100 MM AP40 BASECOURSE
-150 MM GAP65 SUB-BASE

3.5 M CLEAR SPACE ENVELOPE FOR RIVER MAINTENANCE

NOTES:

SITE CLEARANCE:

1. It is the Contractor's responsibility to arrange for the services to be marked out on site and to locate the line and depth of services before excavation commences. Refer to sheet C100 & C101

3. All hard material broken out under the contract is to be removed to waste by the Contractor. Landfill costs should be included in the Contractor's rates.

4. Voids formed by removal of items shall be backfilled with AP65 sub-base.

5. All covers and frames for sumps, chambers, manholes, service pits, etc within the works that are remaining are to be reset to suit the proposed levels.

CONSTRUCTION:

1. Soft spots to be removed and filled with AP65 sub-base material as directed by the Engineer.

2. Subgrade of paved areas is to be graded to level and proof-rolled prior to construction.

3. Where the new asphalt surfacing abuts existing asphalt surfacing the existing surface is to be cut clean vertical. The vertical face is to be coated with hot poured bitumen and the joint is to be sand sealed.

ROADMARKINGS:

1. All white markings to be reflectorised.

GENERAL

1. Refer to DWG C310 anc C311 for longitudinal section and C361 to C369 for geometric cross section across the alignment shown in this drawing.
2. All cut and fill batters to be hydroseeded.
3. Reger to Dwg C320 & C321 for typical details

RESOURCE CONSENT

GRANTED
16/04/2024

HUTT CITY COUNCIL

REV	AMENDMENTS	DES	DRN	CHK	APP	DATE
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AR	2/8/2024
CHECKED	DATE
MB	2/13/2024
APPROVED	DATE
CB	2/15/2024

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CLIENT
NZ TRANSPORT AGENCY WAKA KOTAHI

PROJECT TITLE
SH2 KELSON TO MELLING
SHARED USER PATH

SHEET TITLE
GENERAL ARRANGEMENT SHEET 8
PATH THROUGH RESERVE

DETAILED DESIGN
NOT FOR CONSTRUCTION

SCALE (A1 ORIGINAL)	1:150	(A3) 1: 300

PROJECT No.	SHEET	REVISION
713227	C308	B

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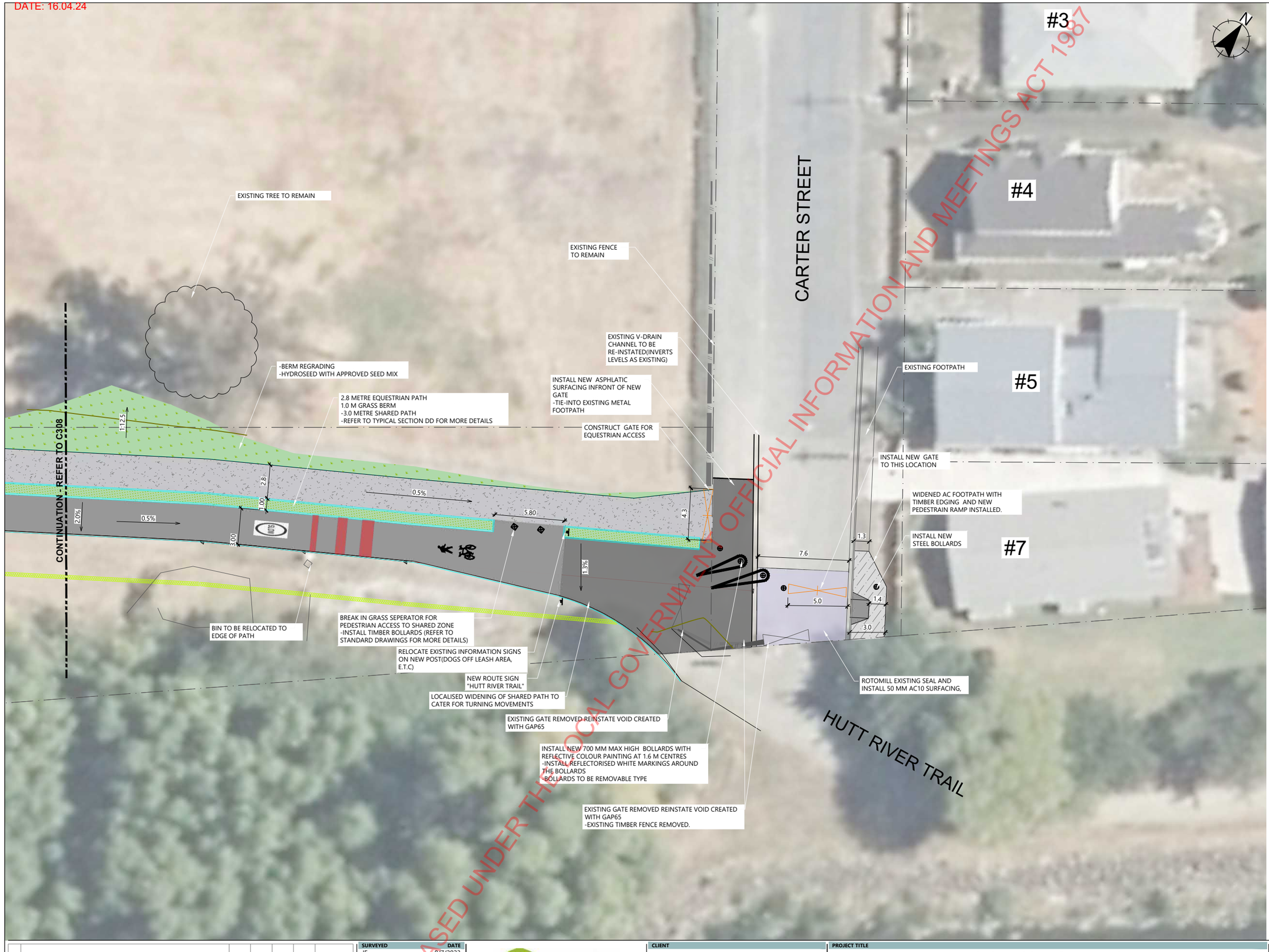

EXISTING

- PROPERTY BOUNDARY
- EXISTING SHARED PATH GATE
- PEDESTRIAN RAMP CROSSING (GIS)

PROPOSED

- CONTOUR - MAJOR AT 0.5m INTERVAL
- CONTOUR - MINOR AT 0.1m INTERVAL
- CH — ROAD CHAINAGE
- ROAD TIMBER EDGE
- 3.5 M CLEAR SPACE ENVELOPE FOR RIVER MAINTENANCE
- PROPOSED GATE
- METAL BOLLARDS WITH REFLECTIVE PAINTING
- TIMBER BOLLARS
- NEW SIGNS
- SHARED PATH
  - 30 MM DG7 ASPHALTIC CONCRETE
  -100 MM AP40 BASECOURSE
  -150 MM GAP65 SUB-BASE
- MINOR BERM REGRADING
  -COMPACTED HARDFILL IF REQUIRED
  -MIN 100 MM COMPACTED TOPSOIL
  -HYDROSEED WITH APPROVED SEED MIX
- CONCRETE FOOTPATH
  -20 MPA, 100 MM THICK
  -MIN 120 MM THICK BASECOURSE
- METAL PATH
  -50 MM AP20 TOP COURSE
  -100 MM THICK BASECOURSE
  -150 MM THICK SUB-BASE
- ACCESS CROSSING TO HUTT RIVER (FOR MAINTENANCE)
  -30 MM DG7
  -100 MM AP40 BASECOURSE
  -150 MM GAP65 SUB-BASE
- ROTOMILL 50 MM AND RESURFACE WITH 50 MM AC10 SURFACING

NOTES:

SITE CLEARANCE:

1. It is the Contractor's responsibility to arrange for the services to be marked out on site and to locate the line and depth of services before excavation commences. Refer to sheet C100 & C101
3. All hard material broken out under the contract is to be removed to waste by the Contractor. Landfill costs should be included in the Contractor's rates.
4. Voids formed by removal of items shall be backfilled with AP65 sub-base.
5. All covers and frames for sumps, chambers, manholes, service pits, etc within the works that are remaining are to be reset to suit the proposed levels.

CONSTRUCTION:

1. Soft spots to be removed and filled with AP65 sub-base material as directed by the Engineer.
2. Subgrade of paved areas is to be graded to level and proof-rolled prior to construction.
3. Where the new asphalt surfacing abuts existing asphalt surfacing the existing surface is to be cut clean vertical. The vertical face is to be coated with hot poured bitumen and the joint is to be sand sealed.

ROADMARKINGS:

1. All white markings to be reflectorised.

GENERAL:

1. Refer to DWG C310 anc C311 for longitudinal section and C361 to C369 for geometric cross section across the alignment shown in this drawing.
2. All cut and fill batters to be hydroseeded.
3. Reger to Dwg C320 & C321 for typical details

RESOURCE CONSENT
GRANTED
16/04/2024
HUTT CITY COUNCIL

RELEASED UNDER THE LOCAL GOVERNMENT OFFICIAL INFORMATION AND MEETINGS ACT 1987

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APPROVED	
CB	2/15/2024

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CLIENT: NZ TRANSPORT AGENCY WAKA KOTAHI

PROJECT TITLE: SH2 KELSON TO MELLING SHARED USER PATH

SHEET TITLE: GENERAL ARRANGEMENT SHEET 9 PATH THROUGH RESERVE

DETAILED DESIGN
NOT FOR CONSTRUCTION

SCALE (A1 ORIGINAL) 1:150 (A3) 1:300

PROJECT No.	SHEET	REVISION
713227	C309	B

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DECISION: Resource Consent Officers Report RM240041
DATE: 16.04.24

LEGEND

DESIGN PROFILE

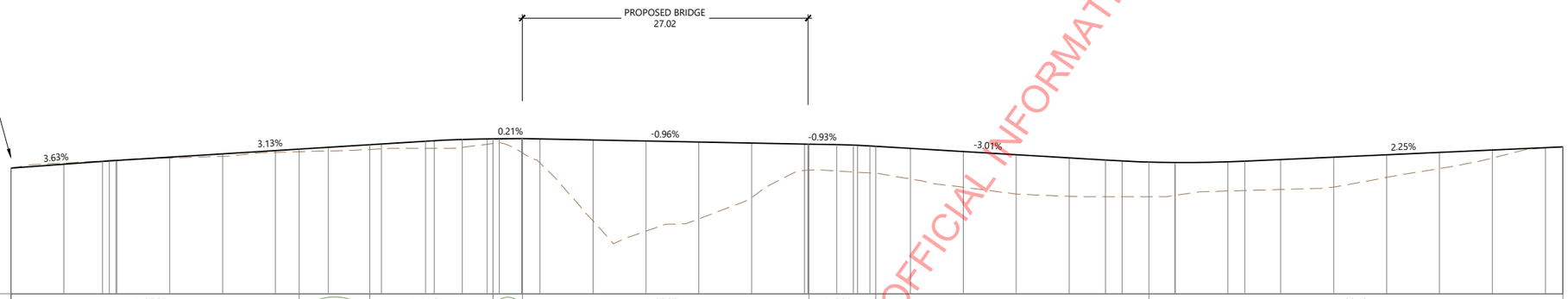
EXISTING GROUND PROFILE

NOTES

SURVEY IN TERMS OF NZGD2000, WELLINGTON CIRCUIT
LEVELS IN TERMS OF NEW ZEALAND VERTICAL DATUM 2016
ORIGIN OF COORDINATES IS CP 10 SO 35431 (BDNW), 811923.007MN, 412991.724ME
ORIGIN OF LEVELS IS CP 10 SO 35431 (BDNW), RL=14.932M, OBTAINED FROM LINZ GDB ON 14-08-2023

REFER TO DRAWINGS C301 AND C302 FOR HORIZONTAL ALIGNMENT DETAILS

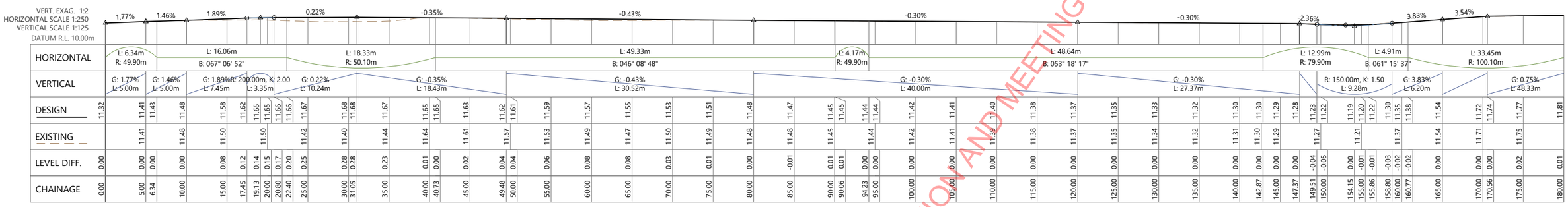
LEVELS ON WESTERN END TIE-IN ARE INDICATIVE ONLY. TIE-IN WITH THE PROPOSED RIVERLINK PATHWAY ONCE RIVERLINK PLANS ARE FINALISED

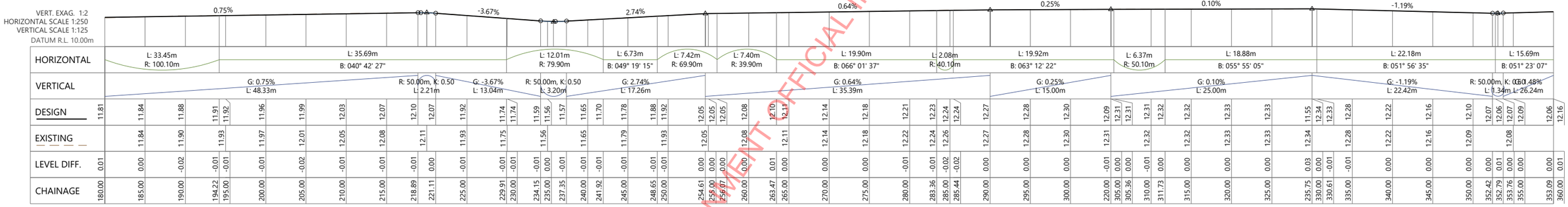


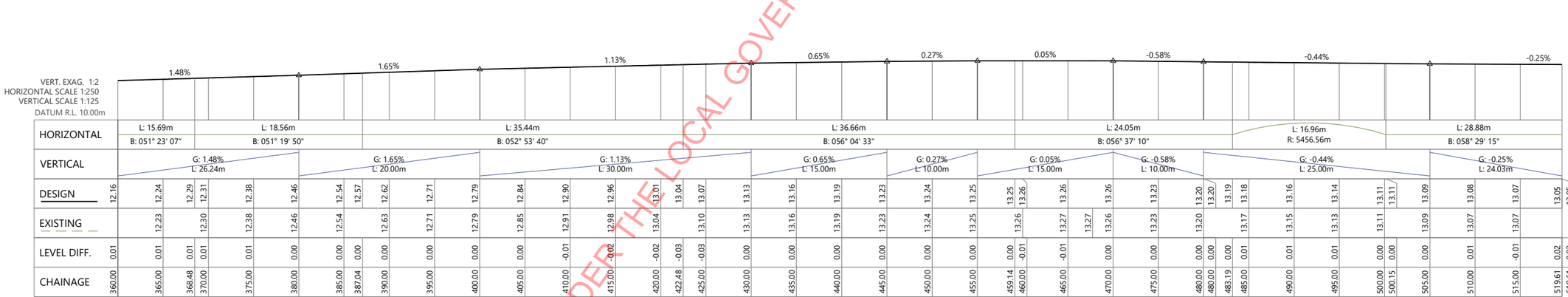
VERT. EXAG. 1:2
HORIZONTAL SCALE 1:250
VERTICAL SCALE 1:125
DATUM R.L. 4.00m

| | | |

DECISION: Resource Consent Officers Report RM240041
DATE: 16.04.24







LEGEND

DESIGN PROFILE

EXISTING GROUND PROFILE

NOTES

SURVEY IN TERMS OF NZGD2000, WELLINGTON CIRCUIT
LEVELS IN TERMS OF NEW ZEALAND VERTICAL DATUM 2016
ORIGIN OF COORDINATES IS CP 10 SO 35431 (BDNW), 811923.007MN, 412991.724ME
ORIGIN OF LEVELS IS CP 10 SO 35431 (BDNW), RL=14.932M, OBTAINED FROM LINZ GDB ON 14-08-2023
REFER DRAWINGS C001 & C002 FOR HORIZONTAL ALIGNMENT DETAILS

MAIN ALIGNMENT LONG SECTION

REV	AMENDMENTS	DES	DRN	CHK	APP	DATE
B	DETAILED DESIGN	AR	AR	MB	CB	02/16/2024
A	FIRST ISSUE	AR	HL/AR	AM	CB	12/21/2023

	DATE
SURVEYED	
JF	8/7/2023
DESIGNED	DATE
AR	2/7/2024
DRAWN	DATE
AR	2/8/2024
CHECKED	DATE
MB	2/13/2024
APPROVED	DATE
CB	2/15/2024

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CLIENT
NZ TRANSPORT AGENCY WAKA KOTAHI

PROJECT TITLE
SH2 KELSON TO MELLING SHARED USER PATH

SHEET TITLE
MAIN ALIGNMENT THROUGH RESERVE LONG SECTIONS

RESOURCE CONSENT
GRANTED
16/04/2024
HUTT CITY COUNCIL

DETAILED DESIGN
NOT FOR CONSTRUCTION

SCALE (A1 ORIGINAL)		(A3)
	1:250	1:500

PROJECT No.	SHEET	REVISION
713227	C311	B

RELEASED UNDER THE LOCAL GOVERNMENT OFFICIAL INFORMATION AND MEETINGS ACT 1987

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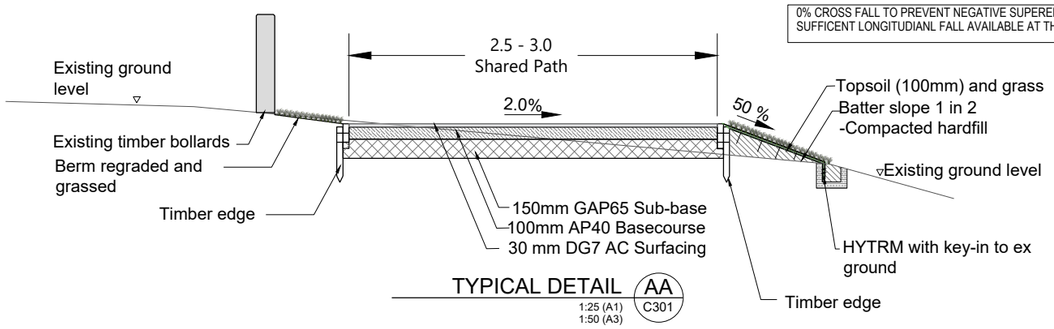
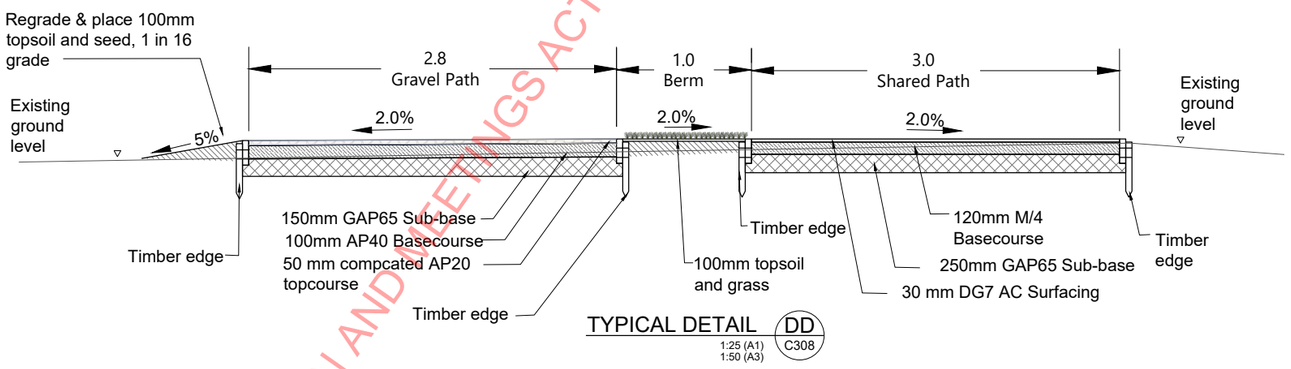
DECISION: Resource Consent Officers Report RM240041
DATE: 16.04.24

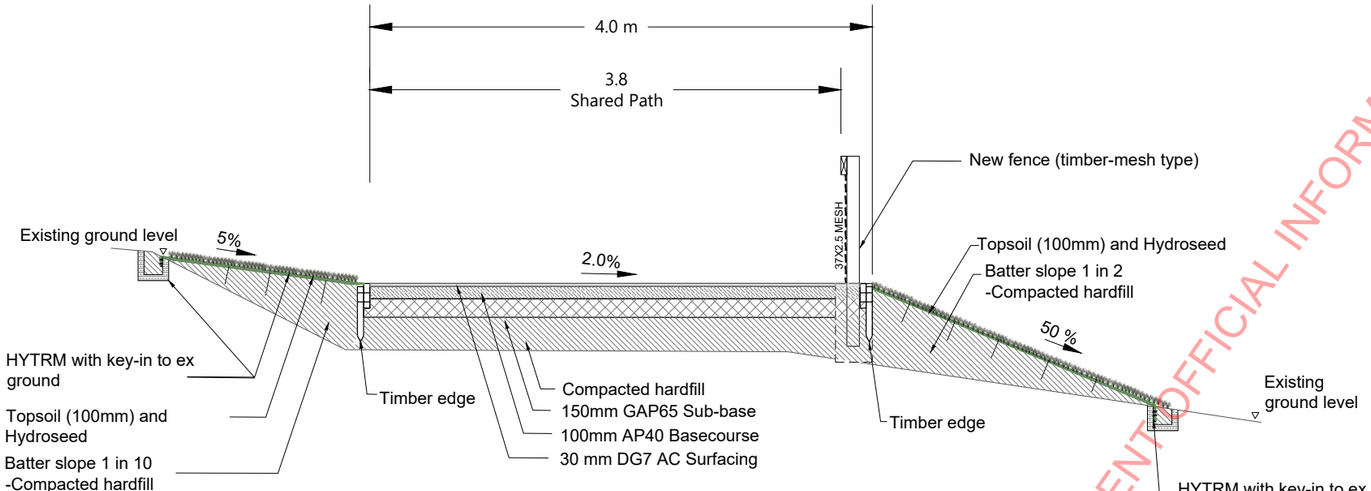
0% CROSS FALL TO PREVENT NEGATIVE SUPERELEVATION ON THE CURVE SECTIONS
SUFFICENT LONGITUDIANL FALL AVAILABLE AT THESE LOCATION FOR DRAINAGE

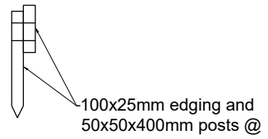


TYPICAL DETAIL AA (C301)
1:25 (A1) 1:50 (A3)



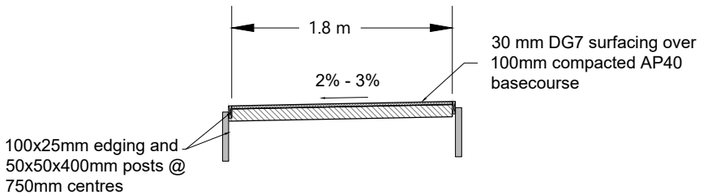
TYPICAL DETAIL DD (C308)
1:25 (A1) 1:50 (A3)





TIMBER EDGE DETAIL EE (C308)
1:25 (A1) 1:50 (A3)

TYPICAL DETAIL BB (C302)
1:25 (A1) 1:50 (A3)



TYPICAL DETAIL FF (C304)
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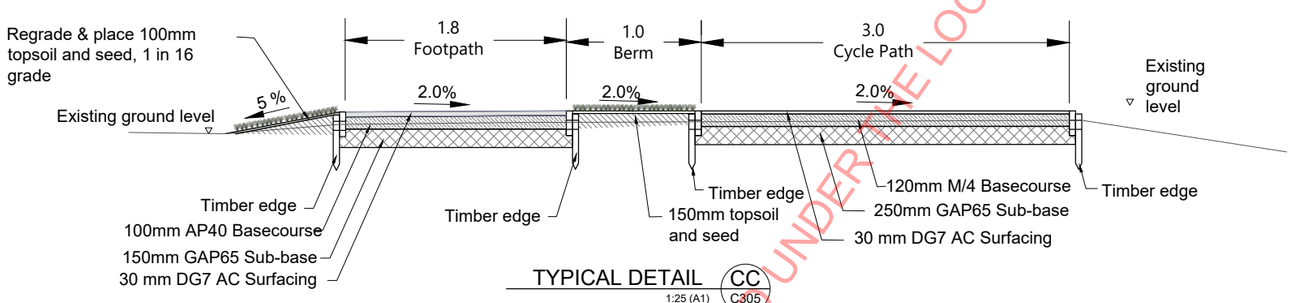

TYPICAL DETAIL CC (C305)
1:25 (A1) 1:50 (A3)

NOTES
1. REFER TO DRAWING NUMBER C301 TO C309 FOR GENERAL LOCATION OF SECTIONS
2. PROPOSED PATHWAY SURFACING TO BE OF
   -30 MM DG7 ASPHALTIC CONCRETE
   -100 MM TNZ,M/4 BASECOURSE
   -150 MM GAP65 SUB-BASE
3. EARTHWORK FILL FOR BRIDGE EMBANKMENT APPROACHES SHALL BE COVERED BY T-RECS HIGH PERFORMANCE TURF REINFORCEMENT MATTING AND TOPOSOILED AND GRASSED TO PROVIDE MAXIMUM SCOUR PROTECTION (REFER TO DRAWING C301 AND C302 FOR MORE DETAILS)
4. HUTT CITY COUNCIL APPROVED GRASS SEED AND FERTILIZERS MIX TO BE APPLIED TO ALL NEW GRASS AREAS.

RESOURCE CONSENT
GRANTED
16/04/2024
HUTT CITY COUNCIL

REV	AMENDMENTS	DES	DRN	CHK	APP	DATE
B	DETAILED DESIGN	AR	AR	MB	CB	02/16/2024
A	FIRST ISSUE	AR	HL/AR	AM	CB	12/21/2023

	DATE
SURVEYED	
JF	8/7/2023
DESIGNED	
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DRAWN	
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CHECKED	
MB	2/13/2024
APPROVED	
CB	2/15/2024

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CLIENT: NZ TRANSPORT AGENCY WAKA KOTAHI

PROJECT TITLE: SH2 KELSON TO MELLING SHARED USER PATH

SHEET TITLE: TYPICAL ROAD CROSS SECTIONS

DETAILED DESIGN
NOT FOR CONSTRUCTION

SCALE (A1 ORIGINAL): SCALE AS NOTED

PROJECT No.	SHEET	REVISION
713227	C320	B

RELEASED UNDER THE LOCAL GOVERNMENT OFFICIAL INFORMATION AND MEETINGS ACT 1987

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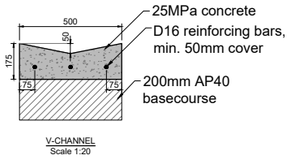
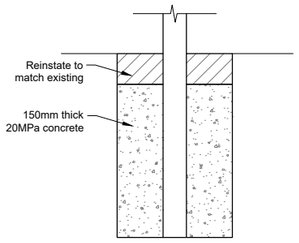
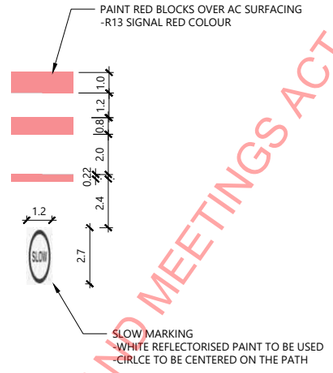


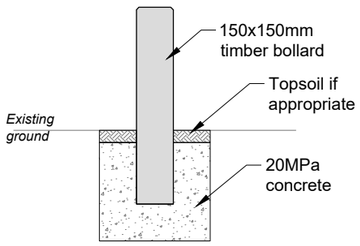
V-CHANNEL
Scale 1:20



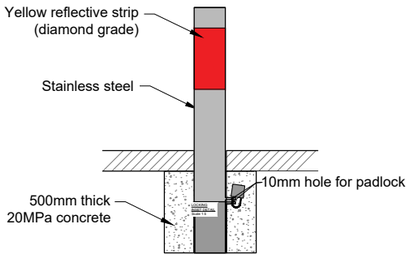
SIGN BASE
Scale 1:10
Taken from a KCDC job



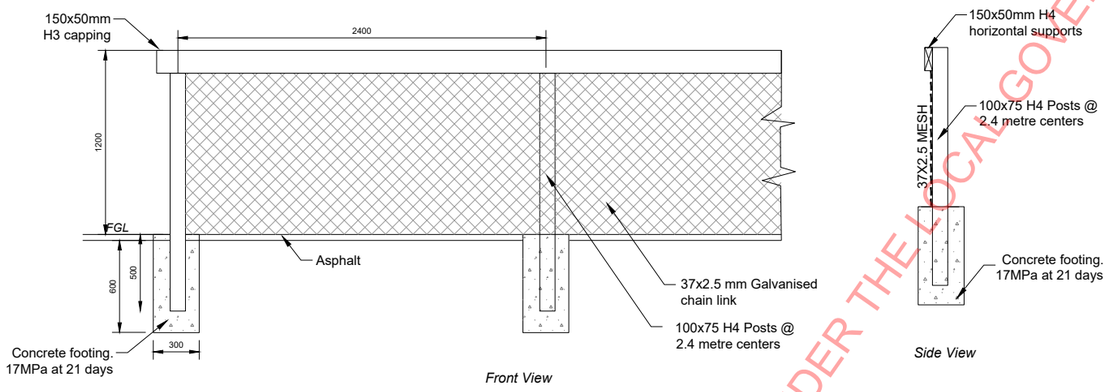
V-CHANNEL
Scale 1:150



150x150mm TIMBER BOLLARD
Scale 1:20

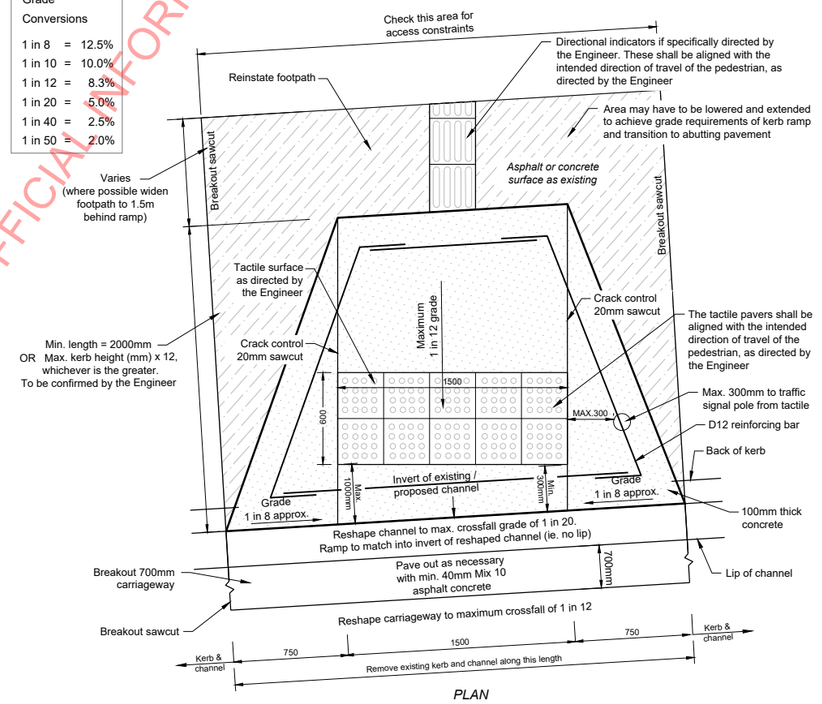


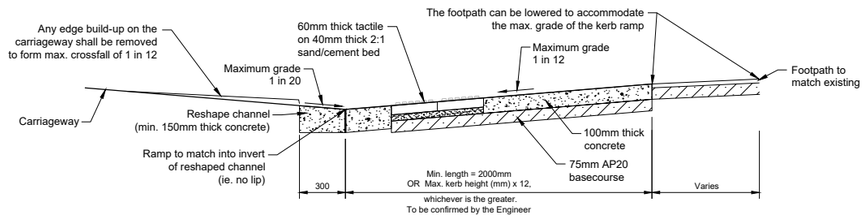
REMOVABLE STEEL BOLLARD WITH REFLECTIVE STRIP
Scale 1:20



TIMBER FENCE WITH WIRE MESH
1:20

Grade Conversions		
1 in 8	=	12.5%
1 in 10	=	10.0%
1 in 12	=	8.3%
1 in 20	=	5.0%
1 in 40	=	2.5%
1 in 50	=	2.0%





NOTES:

1) Tactile surfaces will normally be 60mm thick yellow concrete tiles laid on a 40mm thick 2:1 sand/cement bed. Any alternative materials shall be approved by the Engineer.

2) The tactile pavers should not be stepped in groups (unless agreed by the Engineer).

3) Kerb ramp to comply to NZS 4121 Design for Access & Mobility - Buildings & Associated Facilities.

4) Tactile surface to comply with LTSA RTS-14.

5) Directional indicators will normally be required in shopping and commercial areas and where the footpath is located away from the kerb and channel.

NOTES
1. REFER TO DRAWING C320 FOR TYPICAL DETAILS ON PATHWAY PAVEMENT LAYERS

RESOURCE CONSENT
GRANTED
16/04/2024
HUTT CITY COUNCIL

RELEASED UNDER THE LOCAL GOVERNMENT OFFICIAL INFORMATION AND MEETINGS ACT 1987

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A	DETAILED DESIGN	AR	AR	MB	CB	02/16/2024

	DATE
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JF	8/8/2023
DESIGNED	
	2/7/2024
DRAWN	
AR	2/8/2024
CHECKED	
MB	2/13/2024
APPROVED	
CB	2/15/2024

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CLIENT
NZ TRANSPORT AGENCY WAKA KOTAHI

PROJECT TITLE
SH2 KELSON TO MELLING SHARED USER PATH

SHEET TITLE
STANDARD DETAILS

DETAILED DESIGN
NOT FOR CONSTRUCTION

SCALE (A1 ORIGINAL) SCALE AS NOTED

PROJECT No.	SHEET	REVISION
713227	C321	A

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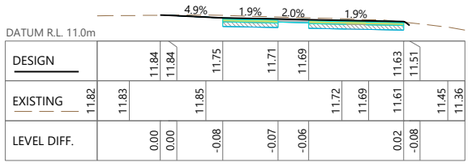
DECISION: Resource Consent Officers Report RM240041
DATE: 16.04.24

DATUM R.L. 10.0m

| | | |

DECISION: Resource Consent Officers Report RM240041
DATE: 16.04.24



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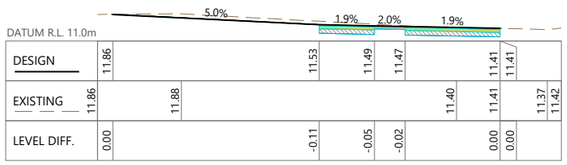

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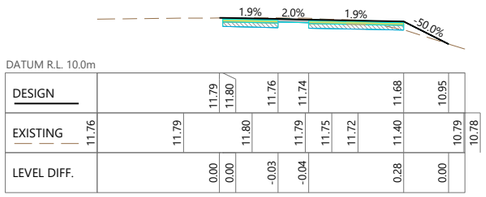
CH: 165.00



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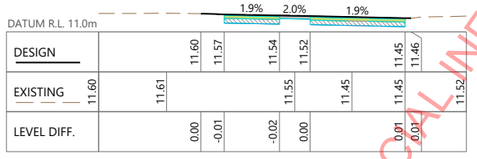

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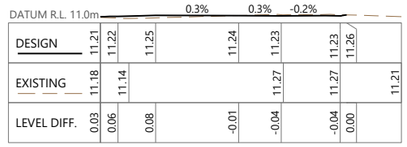

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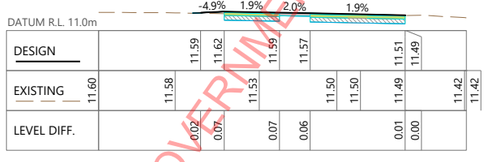
CH: 15.00



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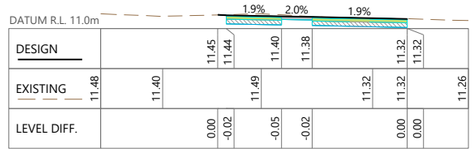

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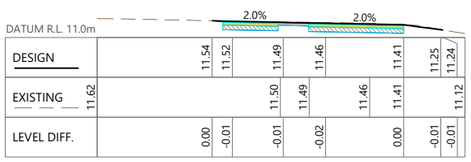

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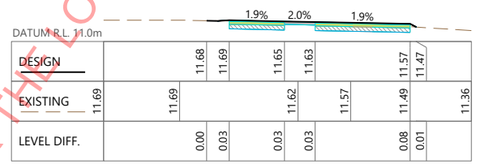

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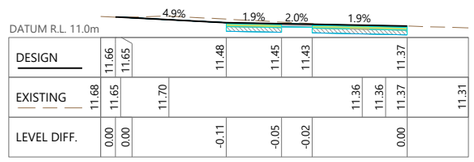

CH: 120.00

LEGEND

DESIGN PROFILE

EXISTING GROUND PROFILE

NOTES

SURVEY IN TERMS OF NZGD2000, WELLINGTON CIRCUIT
LEVELS IN TERMS OF NEW ZEALAND VERTICAL DATUM 2016
ORIGIN OF COORDINATES IS CP 10 SO 35431 (BDNW), 811923.007MN, 412991.724ME
ORIGIN OF LEVELS IS CP 10 SO 35431 (BDNW), RL=14.932M, OBTAINED FROM LINZ GDB ON 14-08-2023

REFER TO DRAWINGS C303 AND C309 FOR HORIZONTAL ALIGNMENT DETAILS

CROSS SECTIONS SHOWN ARE 2 X EXAGGERATED

RESOURCE CONSENT

GRANTED
16/04/2024

HUTT CITY COUNCIL

RELEASED UNDER THE LOCAL GOVERNMENT OFFICIAL INFORMATION AND MEETINGS ACT 1987

REV	AMENDMENTS	DES	DRN	CHK	APP	DATE
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CB	2/15/2024

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CLIENT
NZ TRANSPORT AGENCY WAKA KOTAHI

PROJECT TITLE
SH2 KELSON TO MELLING
SHARED USER PATH

SHEET TITLE
CROSS SECTIONS BRIDGE APPROACH
SHEET 2 OF 5

DETAILED DESIGN
NOT FOR CONSTRUCTION

SCALE (A1 ORIGINAL) SCALE AS NOTED

PROJECT No.	SHEET	REVISION
713227	C362	B

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H:\WLG\713227 Waka Kotahi NZTA - SH2 Kelson to Melling SUP\320 Drawings\3_Drawing\713227-C362.dwg, Plotted By Ajith Roy at 15/02/2024 6:26:32 pm

DECISION: Resource Consent Officers Report RM240041
DATE: 16.04.24

RESOURCE CONSENT

GRANTED
16/04/2024

HUTT CITY COUNCIL

HUTT CITY TE AWA KAIRANGI

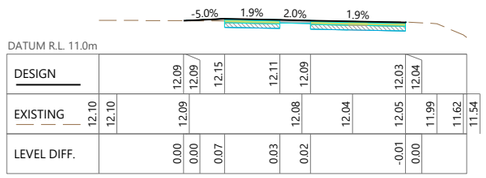
LEGEND

DESIGN PROFILE

EXISTING GROUND PROFILE

NOTES

SURVEY IN TERMS OF NZGD2000, WELLINGTON CIRCUIT
LEVELS IN TERMS OF NEW ZEALAND VERTICAL DATUM 2016
ORIGIN OF COORDINATES IS CP 10 SO 35431 (BDNW), 811923.007MN, 412991.724ME
ORIGIN OF LEVELS IS CP 10 SO 35431 (BDNW), RL=14.932M, OBTAINED FROM LINZ GDB ON 14-08-2023
REFER TO DRAWINGS C303 AND C309 FOR HORIZONTAL ALIGNMENT DETAILS
CROSS SECTIONS SHOWN ARE 2 X EXAGGERATED



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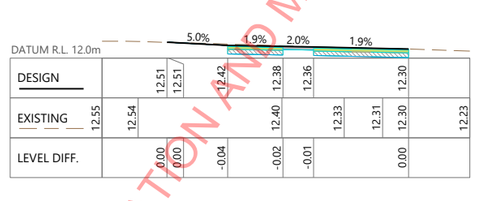

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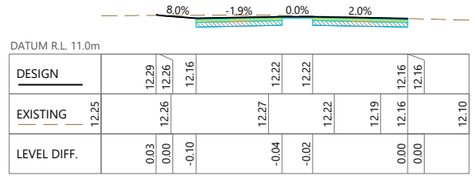

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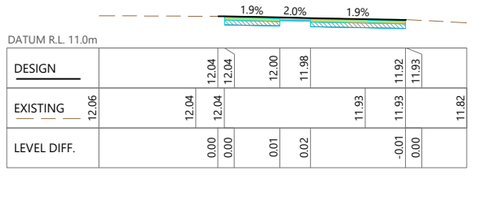

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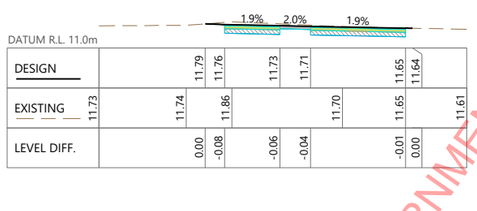

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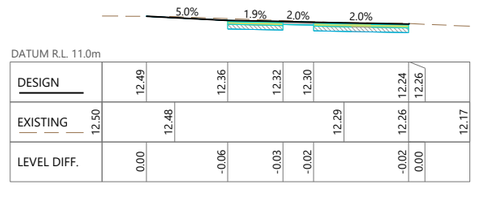

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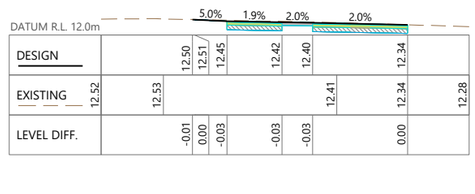
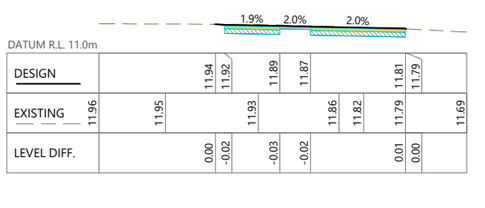
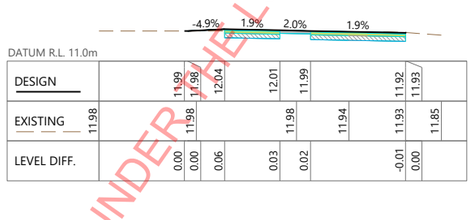


CH: 330.00



CH: 180.00



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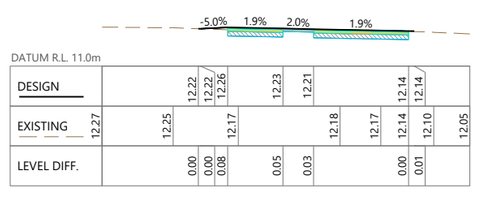
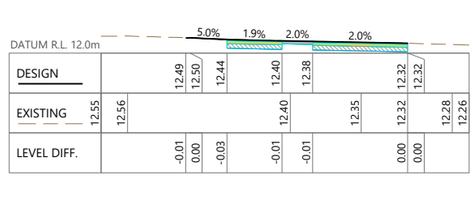


CH: 270.00



CH: 315.00

RELEASED UNDER THE LOCAL GOVERNMENT OFFICIAL INFORMATION AND MEETINGS ACT 1987

REV	AMENDMENTS	DES	DRN	CHK	APP	DATE
B	DETAILED DESIGN	AR	AR	MB	CB	02/16/2024
A	FIRST ISSUE	AR	HL/AR	AM	CB	12/21/2023

	DATE
SURVEYED	
JF	8/7/2023
DESIGNED	DATE
AR	2/7/2024
DRAWN	DATE
AR	2/8/2024
CHECKED	DATE
MB	2/13/2024
APPROVED	DATE
CB	2/15/2024

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CLIENT
NZ TRANSPORT AGENCY WAKA KOTAHI

PROJECT TITLE
SH2 KELSON TO MELLING
SHARED USER PATH

SHEET TITLE
CROSS SECTIONS BRIDGE APPROACH
SHEET 3 OF 5

DETAILED DESIGN
NOT FOR CONSTRUCTION

SCALE (A1 ORIGINAL) **SCALE AS NOTED**

PROJECT No.	SHEET	REVISION
713227	C363	B

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H:\WLG\713227 Waka Kotahi NZTA - SH2 Kelson to Melling SUP\320 Drawings\3_Drawing\713227-C363.dwg, Plotted By Ajith Roy at 15/02/2024 6:27:30 pm

DECISION: Resource Consent Officers Report RM240041
DATE: 16.04.24

RESOURCE CONSENT

GRANTED
16/04/2024

HUTT CITY COUNCIL

HUTT CITY TE AWA KAIRANGI

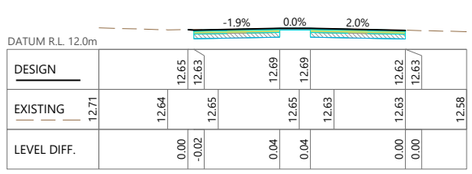
LEGEND

DESIGN PROFILE

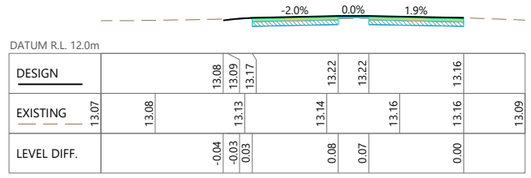
EXISTING GROUND PROFILE

NOTES

SURVEY IN TERMS OF NZGD2000, WELLINGTON CIRCUIT
LEVELS IN TERMS OF NEW ZEALAND VERTICAL DATUM 2016
ORIGIN OF COORDINATES IS CP 10 SO 35431 (BDNW), 811923.007MN, 412991.724ME
ORIGIN OF LEVELS IS CP 10 SO 35431 (BDNW), RL=14.932M, OBTAINED FROM LINZ GDB ON 14-08-2023
REFER TO DRAWINGS C303 AND C309 FOR HORIZONTAL ALIGNMENT DETAILS
CROSS SECTIONS SHOWN ARE 2 X EXAGGERATED



CH: 390.00



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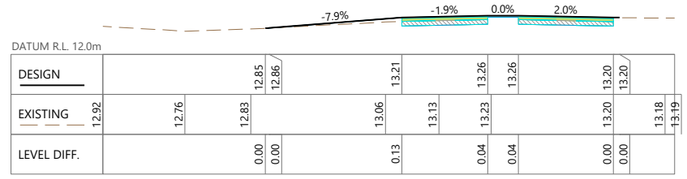

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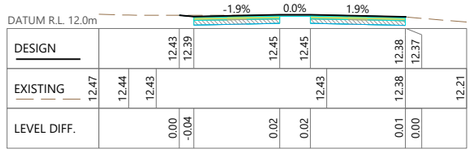

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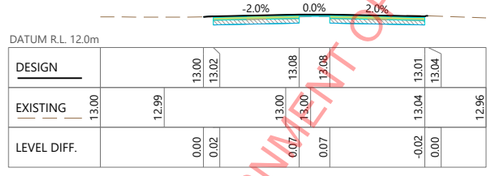

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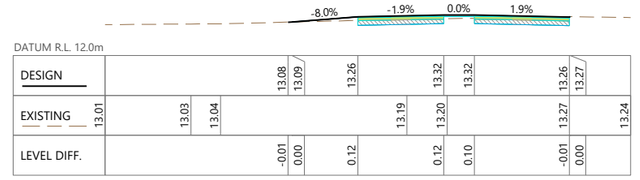

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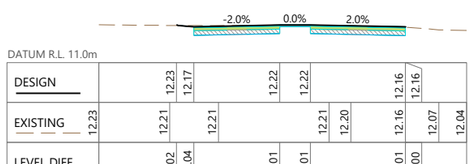

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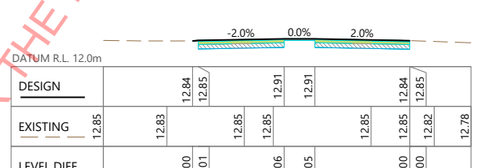

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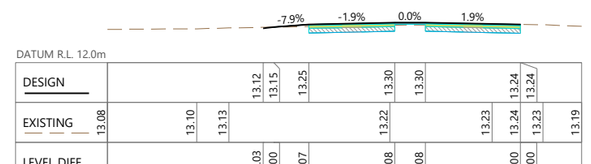

CH: 450.00

REV	AMENDMENTS	DES	DRN	CHK	APP	DATE
B	DETAILED DESIGN	AR	AR	MB	CB	02/16/2024
A	FIRST ISSUE	AR	HL/AR	AM	CB	12/21/2023

SURVEYED	DATE
JF	8/7/2023
DESIGNED	DATE
AR	2/7/2024
DRAWN	DATE
AR	2/8/2024
CHECKED	DATE
MB	2/13/2024
APPROVED	DATE
CB	2/15/2024

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CLIENT: NZ TRANSPORT AGENCY WAKA KOTAHI

PROJECT TITLE: SH2 KELSON TO MELLING SHARED USER PATH

SHEET TITLE: CROSS SECTIONS THROUGH RESERVE SHEET 4 OF 5

DETAILED DESIGN
NOT FOR CONSTRUCTION

SCALE (A1 ORIGINAL): SCALE AS NOTED

PROJECT No.	SHEET	REVISION
713227	C364	B

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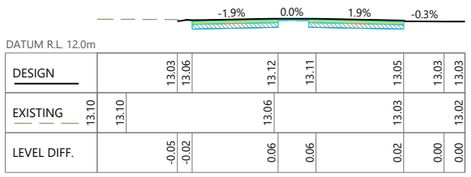
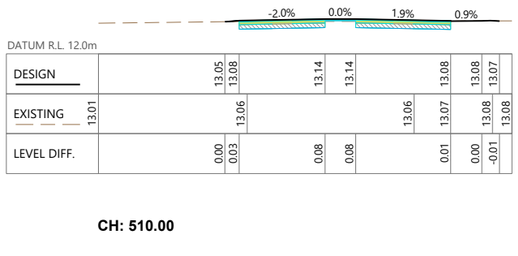
DECISION: Resource Consent Officers Report RM240041
DATE: 16.04.24



CH: 519.61



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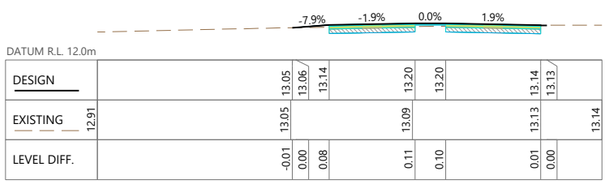

CH: 495.00

LEGEND

DESIGN PROFILE

EXISTING GROUND PROFILE

NOTES

SURVEY IN TERMS OF NZGD2000, WELLINGTON CIRCUIT
LEVELS IN TERMS OF NEW ZEALAND VERTICAL DATUM 2016
ORIGIN OF COORDINATES IS CP 10 SO 35431 (BDNW), 811923.007MN, 412991.724ME
ORIGIN OF LEVELS IS CP 10 SO 35431 (BDNW), RL=14.932M, OBTAINED FROM LINZ GDB ON 14-08-2023
REFER TO DRAWINGS C303 AND C309 FOR HORIZONTAL ALIGNMENT DETAILS
CROSS SECTIONS SHOWN ARE 2 X EXAGGERATED

RELEASED UNDER THE LOCAL GOVERNMENT OFFICIAL INFORMATION AND MEETINGS ACT 1987

RESOURCE CONSENT

GRANTED
16/04/2024

HUTT CITY COUNCIL

REV	AMENDMENTS	DES	DRN	CHK	APP	DATE
B	DETAILED DESIGN	AR	AR	MB	CB	02/16/2024
A	FIRST ISSUE	AR	HL/AR	AM	CB	12/21/2023

	DATE
SURVEYED	
JF	8/7/2023
DESIGNED	
AR	2/7/2024
DRAWN	
AR	2/8/2024
CHECKED	
MB	2/13/2024
APPROVED	
CB	2/15/2024

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CLIENT: NZ TRANSPORT AGENCY WAKA KOTAHI

PROJECT TITLE: SH2 KELSON TO MELLING SHARED USER PATH

SHEET TITLE: CROSS SECTIONS THROUGH RESERVE SHEET 5 OF 5

DETAILED DESIGN
NOT FOR CONSTRUCTION

SCALE (A1 ORIGINAL): SCALE AS NOTED

PROJECT No.	SHEET	REVISION
713227	C365	B

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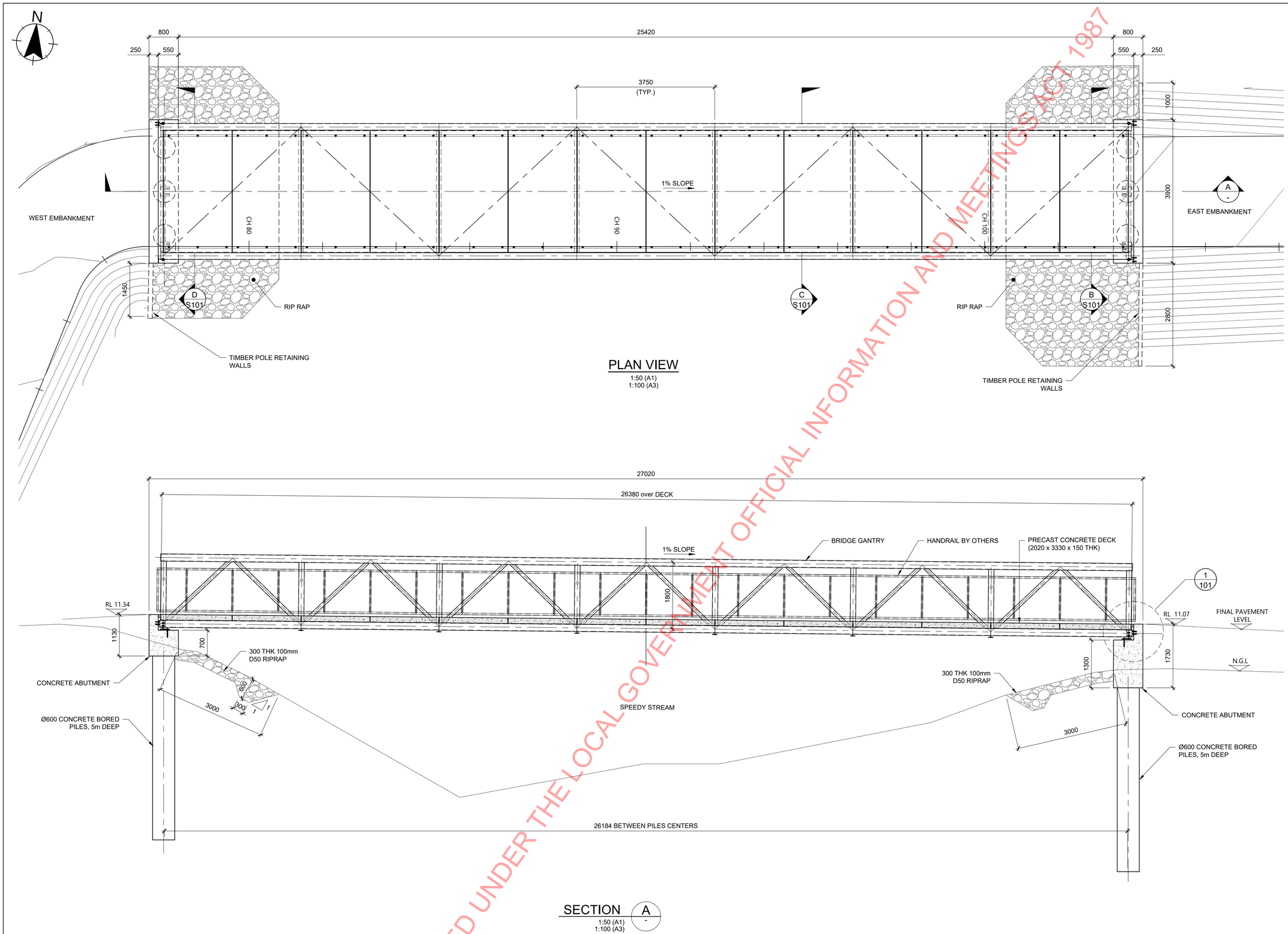
H:\WLG\713227 Waka Kotahi NZTA - SH2 Kelson to Melling SUP\320 Drawings\3_Drawing\713227-C365.dwg, Plotted By Ajith Roy at 15/02/2024 6:28:35 pm

DECISION: Resource Consent Officers Report RM240041
DATE: 16.04.24



PLAN VIEW

1:50 (A1)
1:100 (A3)

SECTION A

1:50 (A1)
1:100 (A3)

RELEASED UNDER THE LOCAL GOVERNMENT OFFICIAL INFORMATION AND MEETINGS ACT 1987

RESOURCE CONSENT
GRANTED
16/04/2024
HUTT CITY COUNCIL

REV	AMENDMENTS	DES	DRN	CHK	APP	DATE
A	ISSUE FOR REVIEW		AV			

SURVEYED	DATE
.	.
DESIGNED	DATE
P.DRUCE	.
DRAWN	DATE
A.VISAGIE	17.01.2024
CHECKED	DATE
.	.
APPROVED	DATE
.	.

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CLIENT
NZ TRANSPORT AGENCY

PROJECT TITLE
SH2 KELSON TO MELLING
SHARED USER PATH

SHEET TITLE
GENERAL ARRANGEMENT
PLAN AND LONG SECTION

PRELIMANARY
NOT FOR CONSTRUCTION

SCALE (A1 ORIGINAL)		
1:50	(A3) 1: 100	
PROJECT No.	SHEET	REVISION
713227	S100	A

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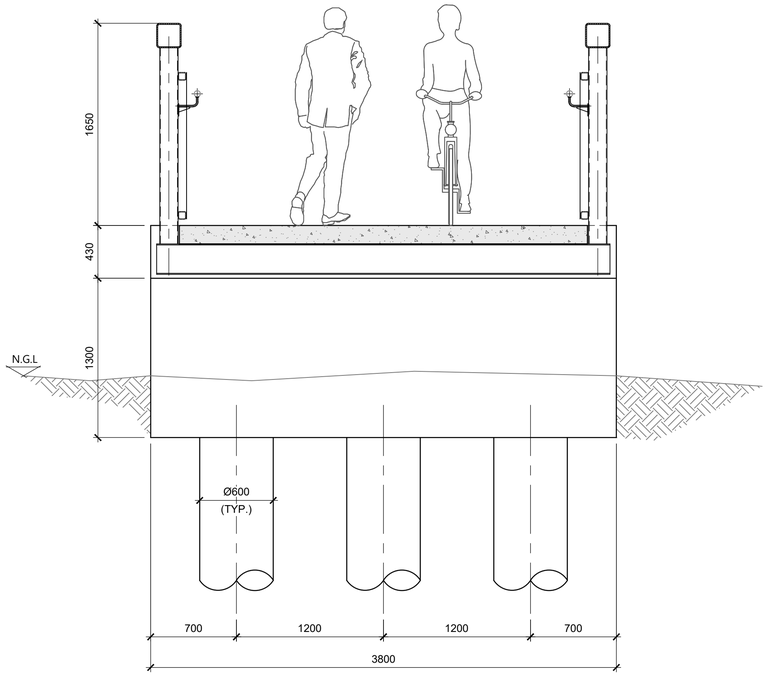
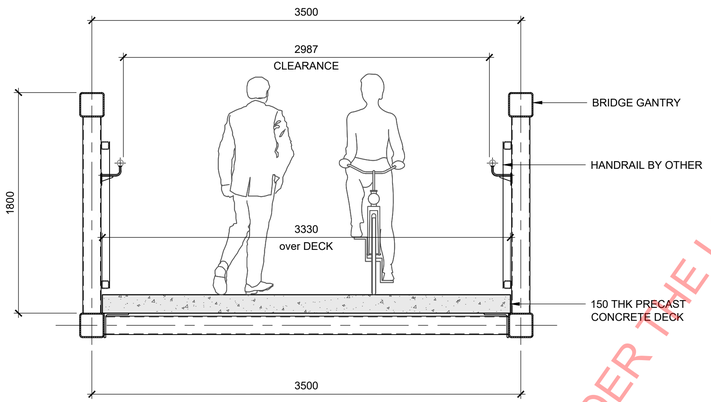
H:\WLG\713227 Waka Kotahi NZTA - SH2 Kelson to Melling SUP\320 Drawings\3_Drawing\713227-S100.dwg. Plotted By Anneke Visagie at 31/01/2024 11:34:10 am

DECISION: Resource Consent Officers Report RM240041
DATE: 16.04.24

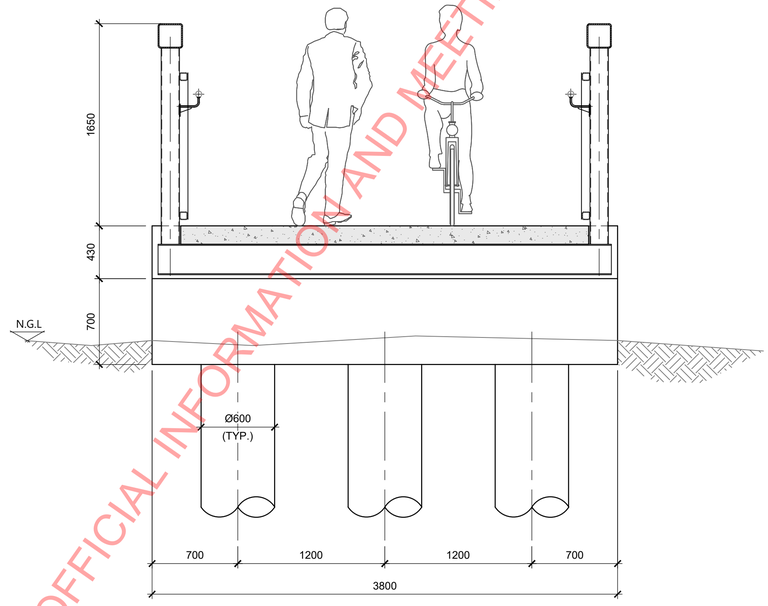
DRAFT



SECTION B EAST EMBANKMENT
1:25 (A1)
1:50 (A3)
S100



SECTION C TYPICAL
1:25 (A1)
1:50 (A3)
S100



SECTION D WEST EMBANKMENT
1:25 (A1)
1:50 (A3)
S100

NOTES

1. ALL DIMENSIONS SHALL BE CONFIRMED ON SITE PRIOR TO FABRICATION.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ACCURATELY LOCATE AND PROTECT EXISTING SERVICES BEFORE EXCAVATION AND TAKE ALL CARE TO PROTECT THEM DURING CONSTRUCTION. THE CONTRACTOR SHALL LIAISE WITH THE APPLICABLE SERVICE PROVIDERS BEFORE COMMENCING ANY WORK.
4. THE CONTRACTOR SHALL TAKE ALL REASONABLE CARE TO PROTECT AREAS OF SITE TO REMAIN INTACT AND SHALL MAKE GOOD ALL DISTURBED AREAS TO ORIGINAL CONDITION OR BETTER.

RESOURCE CONSENT
GRANTED
16/04/2024
HUTT CITY COUNCIL

RELEASED UNDER THE LOCAL GOVERNMENT OFFICIAL INFORMATION AND MEETINGS ACT 1987

REV	AMENDMENTS	DES	DRN	CHK	APP	DATE

SURVEYED DATE
DESIGNED DATE
DRAWN DATE
CHECKED DATE
APPROVED DATE

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CLIENT
NZ TRANSPORT AGENCY

PROJECT TITLE
SH2 KELSON TO MELLING
SHARED USER PATH

SHEET TITLE
GENERAL ARRANGEMENT
SECTIONS

PRELIMANARY
NOT FOR CONSTRUCTION

SCALE (A1 ORIGINAL) 1:25 (A3) 1: 50

PROJECT No.	SHEET	REVISION
713227	S101	-

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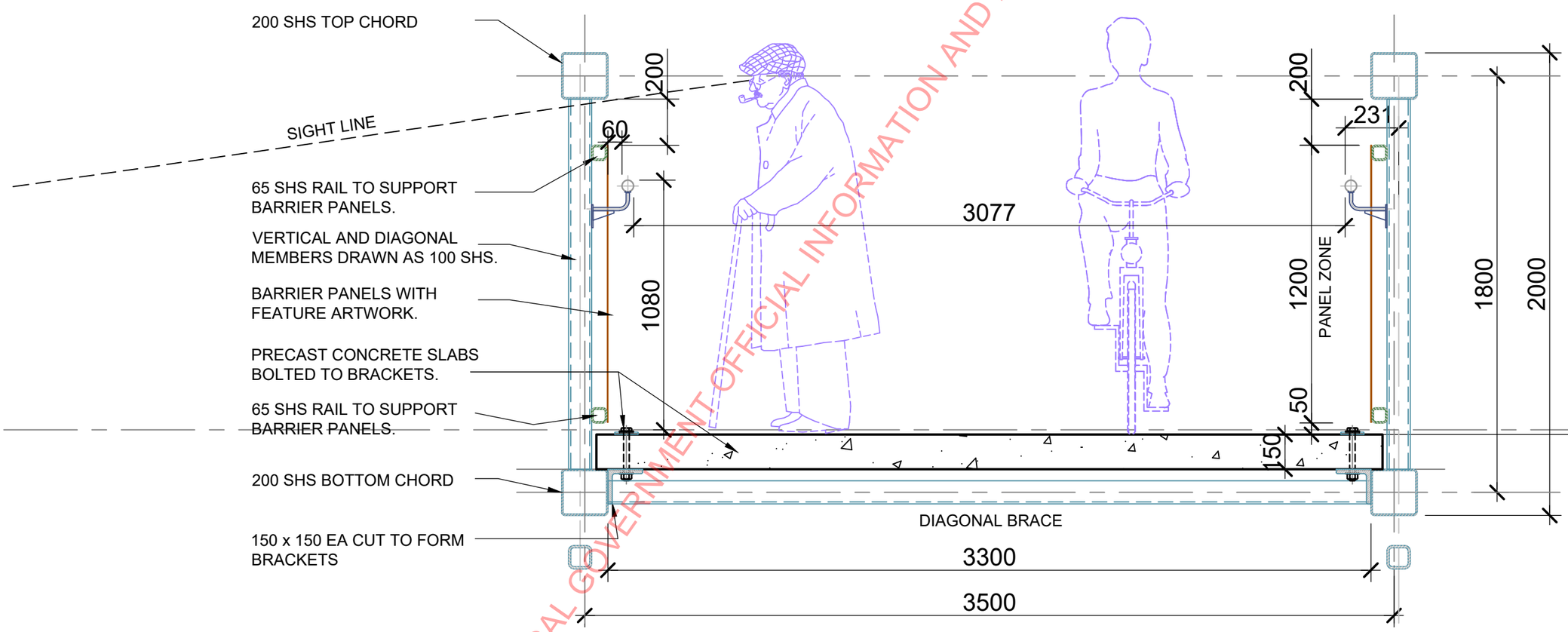
DECISION: Resource Consent Officers Report RM240041
DATE: 16.04.24

OPTION A:
CROSS SECTIONAL ARRANGEMENT



RELEASED UNDER THE LOCAL GOVERNMENT OFFICIAL INFORMATION AND MEETINGS ACT 1987

RESOURCE CONSENT

GRANTED
16/04/2024

HUTT CITY COUNCIL

REV	AMENDMENTS	DES	DRN	CHK	APP	DATE

		DATE
SURVEYED	-	-
DESIGNED	PLM	2023.11.17
DRAWN	-	-
CHECKED	-	-
APPROVED	-	-

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CLIENT: WAKA KOTAHI NZ TRANSPORT AGENCY

PROJECT TITLE: NZTA - SH2 KELSON TO MELLING SUP PEDESTRIAN BRIDGE

SHEET TITLE: PRELIMINARY BRIDGE STUDY CROSS SECTION A

0.4 0.2 0.4 0.8 1.2

SCALE (A1 ORIGINAL) 1: (A3) 1: 20

PROJECT No.	SHEET	REVISION
713227	SKA-01	B

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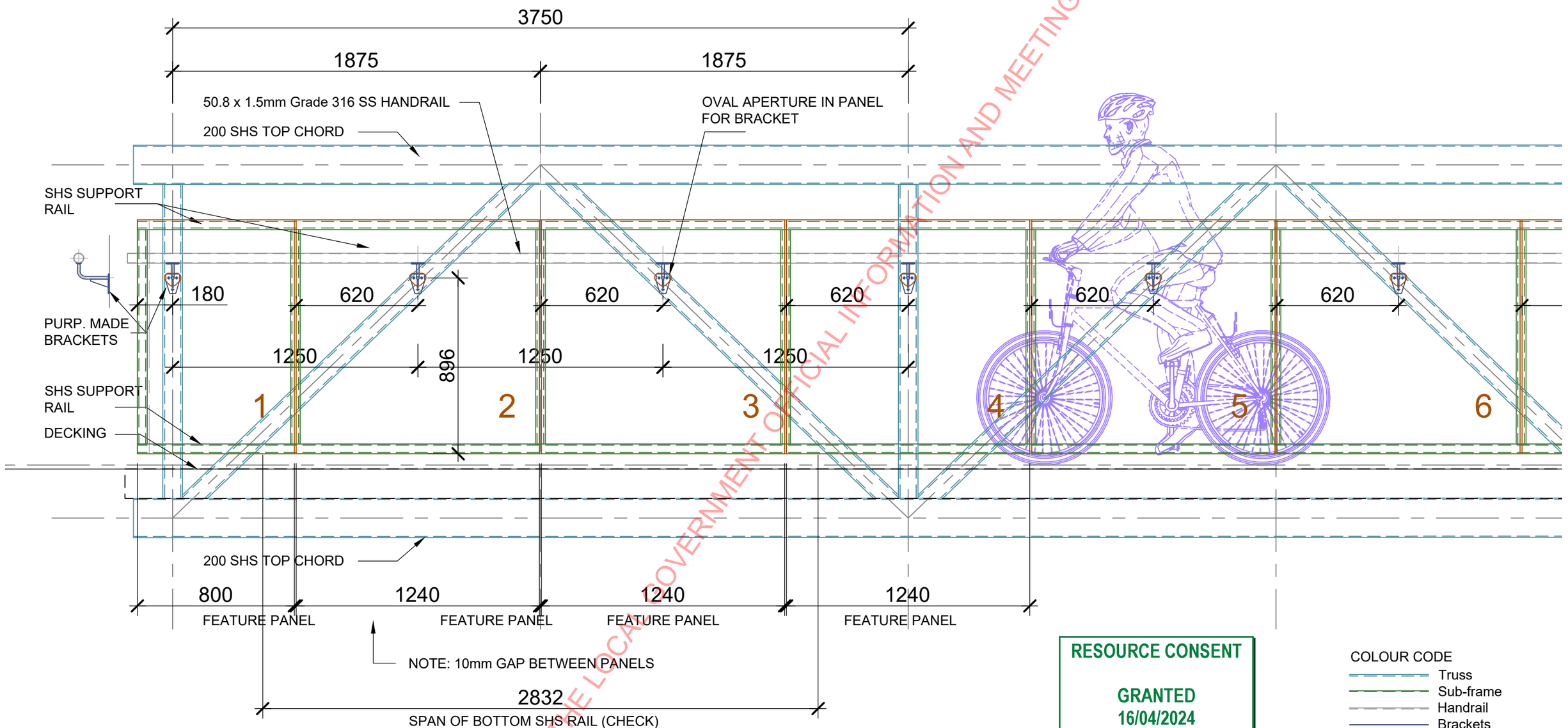
D:_TRINITYARTS\6. PROJECTS\197_Melling CycleBridge\100 DWGS\197_MELLING.dwg, Plotted By Paul Marcroft at 7/12/2023 9:41:12 am Scale 1:15.796

D:_TRINITYARTS\6. PROJECTS\197_Melling CycleBridge\100 DWGS\197_MELLING.dwg, SKA-01, 7/12/2023 9:41:12 am

DECISION: Resource Consent Officers Report RM240041
DATE: 16.04.24

OPTION A:
HANDRAIL SUPPORT & 1200 X 1200 FEATURE PANELS



RESOURCE CONSENT

GRANTED
16/04/2024

HUTT CITY COUNCIL

COLOUR CODE
- Truss
- Sub-frame
- Handrail
- Brackets
- Art panel

RELEASED UNDER THE LOCAL GOVERNMENT OFFICIAL INFORMATION AND MEETINGS ACT 1987

REV	AMENDMENTS	DES	DRN	CHK	APP	DATE

		DATE
SURVEYED	-	-
DESIGNED	PLM	2023.11.17
DRAWN	-	-
CHECKED	-	-
APPROVED	-	-

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CLIENT: WAKA KOTAHI NZ TRANSPORT AGENCY

PROJECT TITLE: NZTA - SH2 KELSON TO MELLING SUP PEDESTRIAN BRIDGE

SHEET TITLE: PRELIMINARY BRIDGE STUDY ELEVATION - OPTION A

0.4 0.2 0.4 0.8 1.2

SCALE (A1 ORIGINAL) 1: (A3) 1: 20

PROJECT No.	SHEET	REVISION
713227	SKA-03	d

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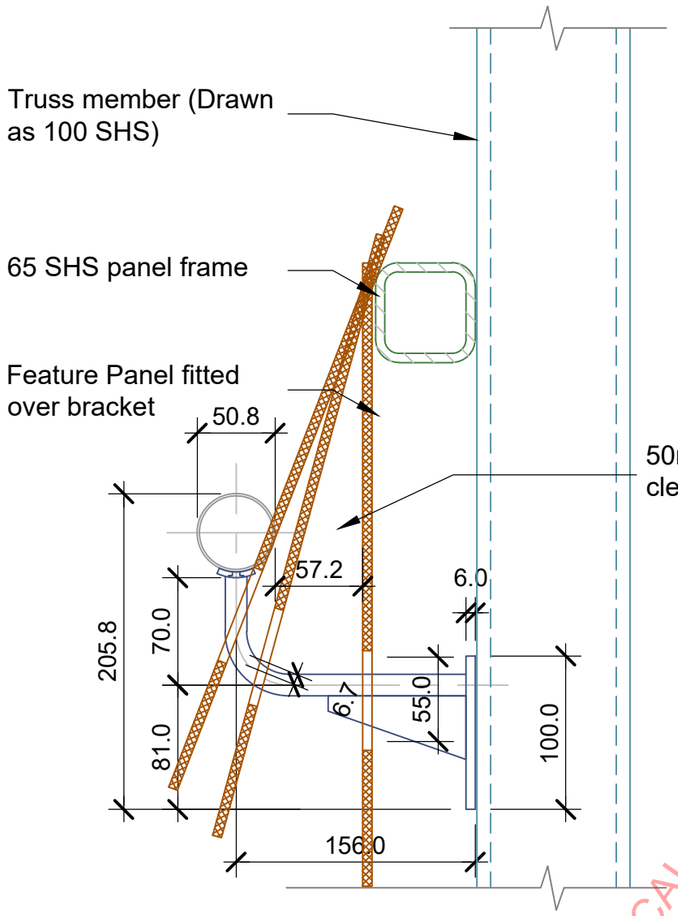
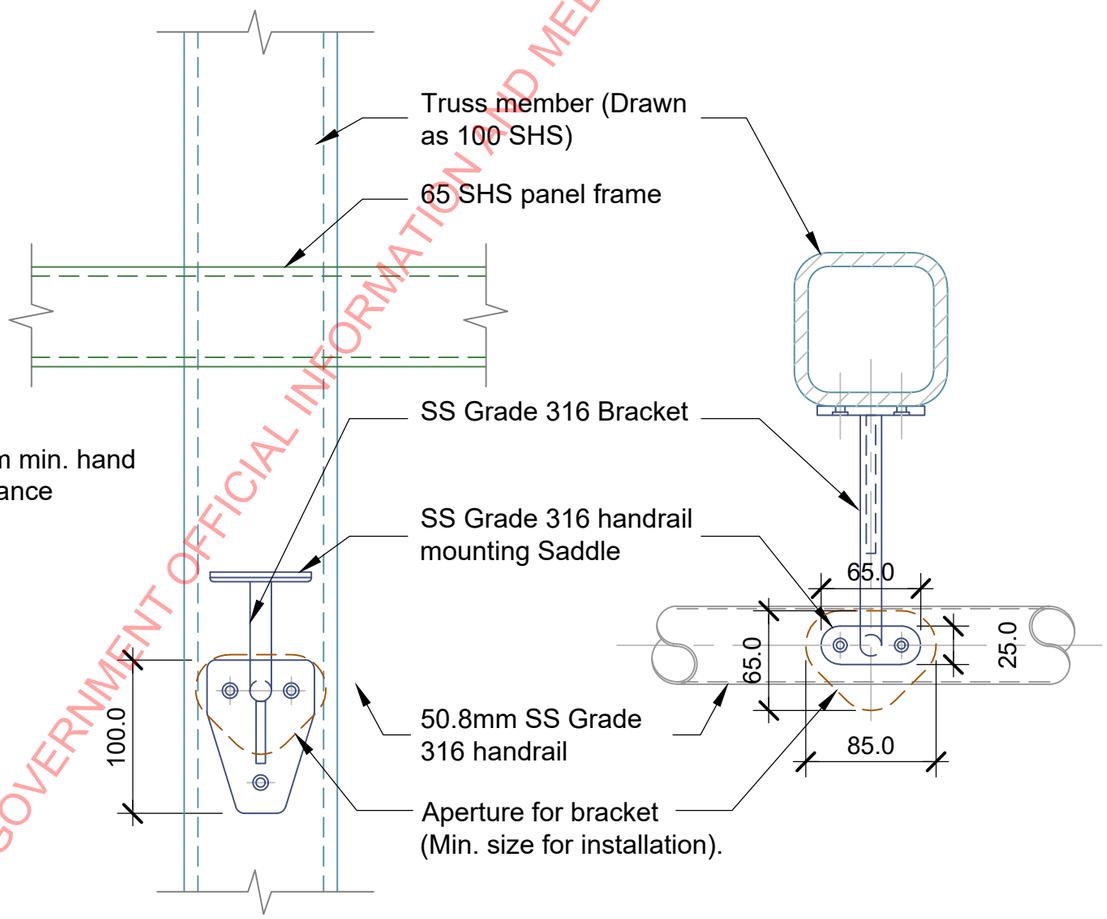
D:_TRINITYARTS\6. PROJECTS\197_Melling CycleBridge\100 DWGS\197_MELLING.dwg, SKA-03, 15/12/2023 3:00:03 pm

DECISION: Resource Consent Officers Report RM240041
DATE: 16.04.24

ASSEMBLY:
FEATURE PANEL BRACKET ARRANGEMENT



SIDE ELEVATION



FRONT ELEVATION

PLAN VIEW

NOTE: Feature panel material and thickness to be confirmed.

RESOURCE CONSENT

GRANTED
16/04/2024

HUTT CITY COUNCIL

REV	AMENDMENTS	DES	DRN	CHK	APP	DATE

		DATE
SURVEYED	-	-
DESIGNED	PLM	2023.11.17
DRAWN	-	-
CHECKED	-	-
APPROVED	-	-

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CLIENT: WAKA KOTAHI NZ TRANSPORT AGENCY

PROJECT TITLE: NZTA - SH2 KELSON TO MELLING SUP PEDESTRIAN BRIDGE

SHEET TITLE: PRELIMINARY BRIDGE STUDY HANDRAIL & BRACKET DETAILS

0.08 0.04 0.08 0.16 0.24

SCALE (A1 ORIGINAL) 1: (A3) 1: 4

PROJECT No.	SHEET	REVISION
713227	SKA-05	-

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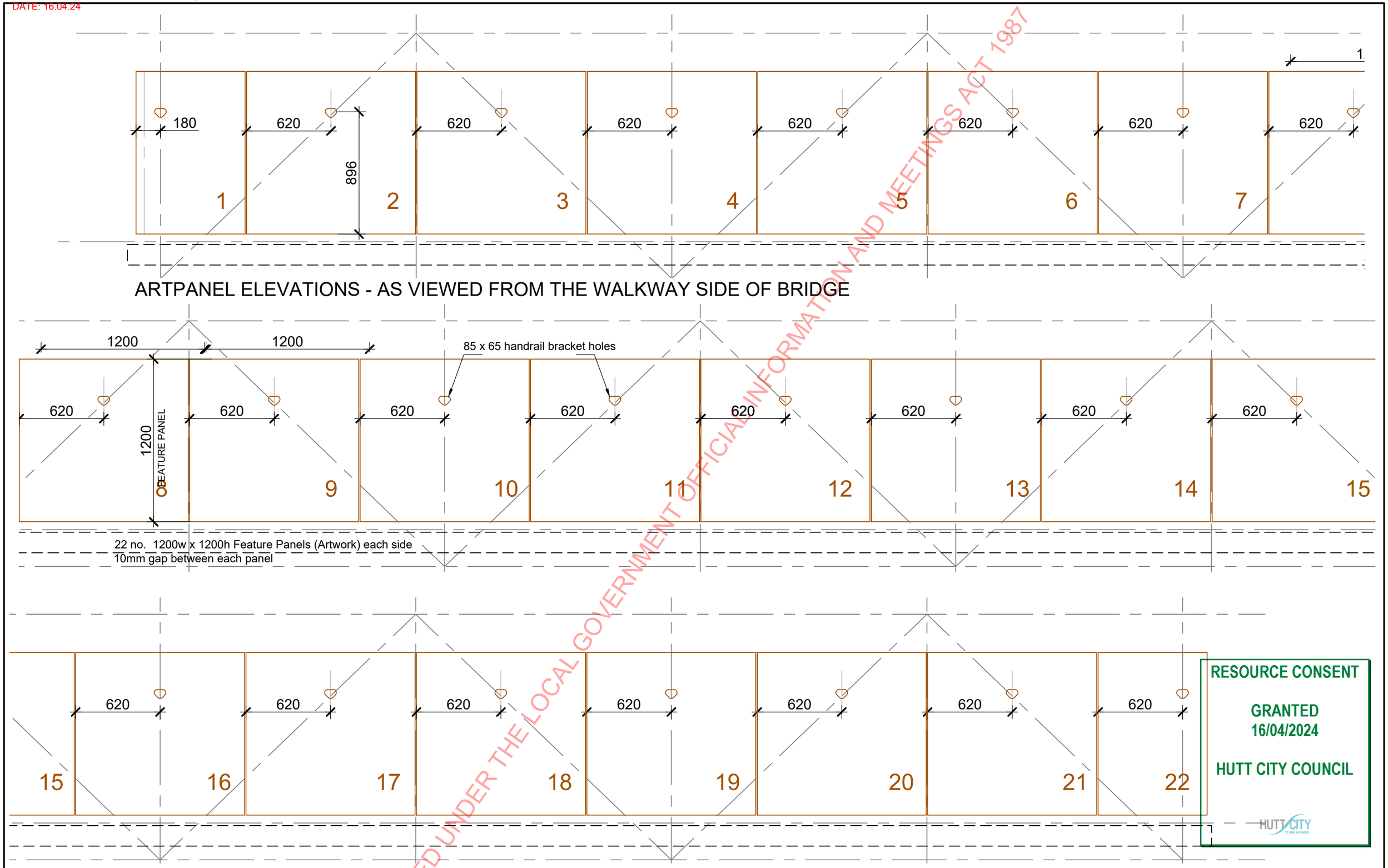
D:_TRINITYARTS\6. PROJECTS\197_Melling CycleBridge\100 DWGS\197_MELLING.dwg, Plotted By Paul Marcroft at 7/12/2023 9:43:47 am Scale 1:15.796

D:_TRINITYARTS\6. PROJECTS\197_Melling CycleBridge\100 DWGS\197_MELLING.dwg, SKA-05, 7/12/2023 9:43:47 am

DECISION: Resource Consent Officers Report RM240041
DATE: 16.04.24



ARTPANEL ELEVATIONS - AS VIEWED FROM THE WALKWAY SIDE OF BRIDGE

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16/04/2024
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REV	AMENDMENTS	DES	DRN	CHK	APP	DATE

	DATE
SURVEYED	-
DESIGNED	2023.11.17
DRAWN	-
CHECKED	-
APPROVED	-

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CLIENT: WAKA KOTAHI NZ TRANSPORT AGENCY

PROJECT TITLE: NZTA - SH2 KELSON TO MELLING SUP PEDESTRIAN BRIDGE

SHEET TITLE: PRELIMINARY BRIDGE STUDY ART PANEL ELEVATIONS

0.5 0.25 0.5 1 1.5

SCALE (A1 ORIGINAL) 1: (A3) 1: 25

PROJECT No.	SHEET	REVISION
713227	SKA-06	a

Verify all dimensions on site before commencing work. Prioritise figured dimensions over scaling. Refer all discrepancies to Egis. This document and the copyright in this document remain the property of Egis New Zealand Limited.
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D:_TRINITYARTS\6. PROJECTS\197_Melling CycleBridge\100 DWGS\197_MELLING.dwg, SKA-06, 15/12/2023 3:02:14 pm

DECISION: Approved Plans RM240090
DATE: 14.05.24

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Baring Head Main Road Escarpment upgrade 2024 SITE C&D

Due to steep slopes to the East and unstable material to the west, area D was assessed to have limited scope for widening. This work has been completed and no further road widening will take place at this time. In order to manage downhill water movement better, avoid vehicles getting stuck in the side drain and maintain the integrity of the existing track the following scope of works is proposed.

Scope of Works

1. Cleanout the existing culvert at site C, clear downhill out fall (Maintenance or existing structure).

Image 1 & 2 Existing culvert outfall

Existing culvert entry 300mm pipe

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2. Clean out existing earth side drain from the top of the tar seal to culvert in site C 153m average expected depth .25m (maintenance)

Images 3-5 Existing inside drain

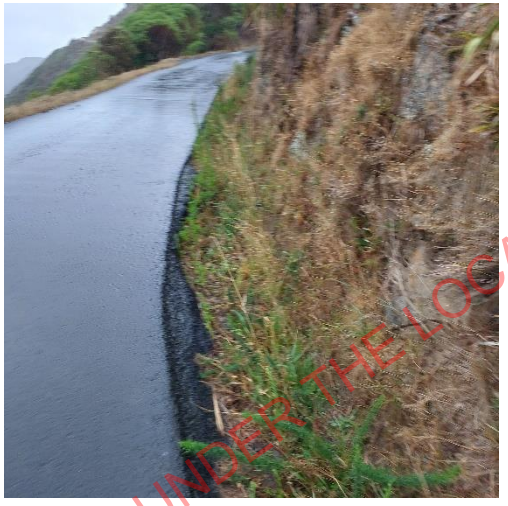

Image 6 & 7 Narrowest section of the drain

Image 8 existing top section of the drain

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3. Construct solid inside drain along the western side of the existing road/track for approximately153m. As per Images 9 & 10.

   Options can include up to 600mm wide concrete surface V channel as recommended by Jacobs, or alternative solid drainage solutions can be considered where space will not allow. It will start in Area D (top of tar seal) and continue to discharge into the swale at a concrete bagged headwall in Area C.

   Works limited by:

   a. Minimal excavation necessary to install the drain.
   b. Cut height must be less than 1.2m.
   c. Not to disturb areas of the western slope not suitable for widening in area D as marked on the Jacobs drawings.
   d. Submit an erosion and sediment control plan with temporary and permanent options available.
   e. If required any final batters will be stabilised with temporary and or permeant solutions. (This potential extra cost is to be covered by a suitable contract contingency percentage.)
   f. Transport any spoil site 500m away (as spoil site plan E Images 11 & 12).

4. Weir or baffle points are to be installed in the drain to slow the speed of water every 10m.

   approximate height of 40mm
   across the full width of the drain

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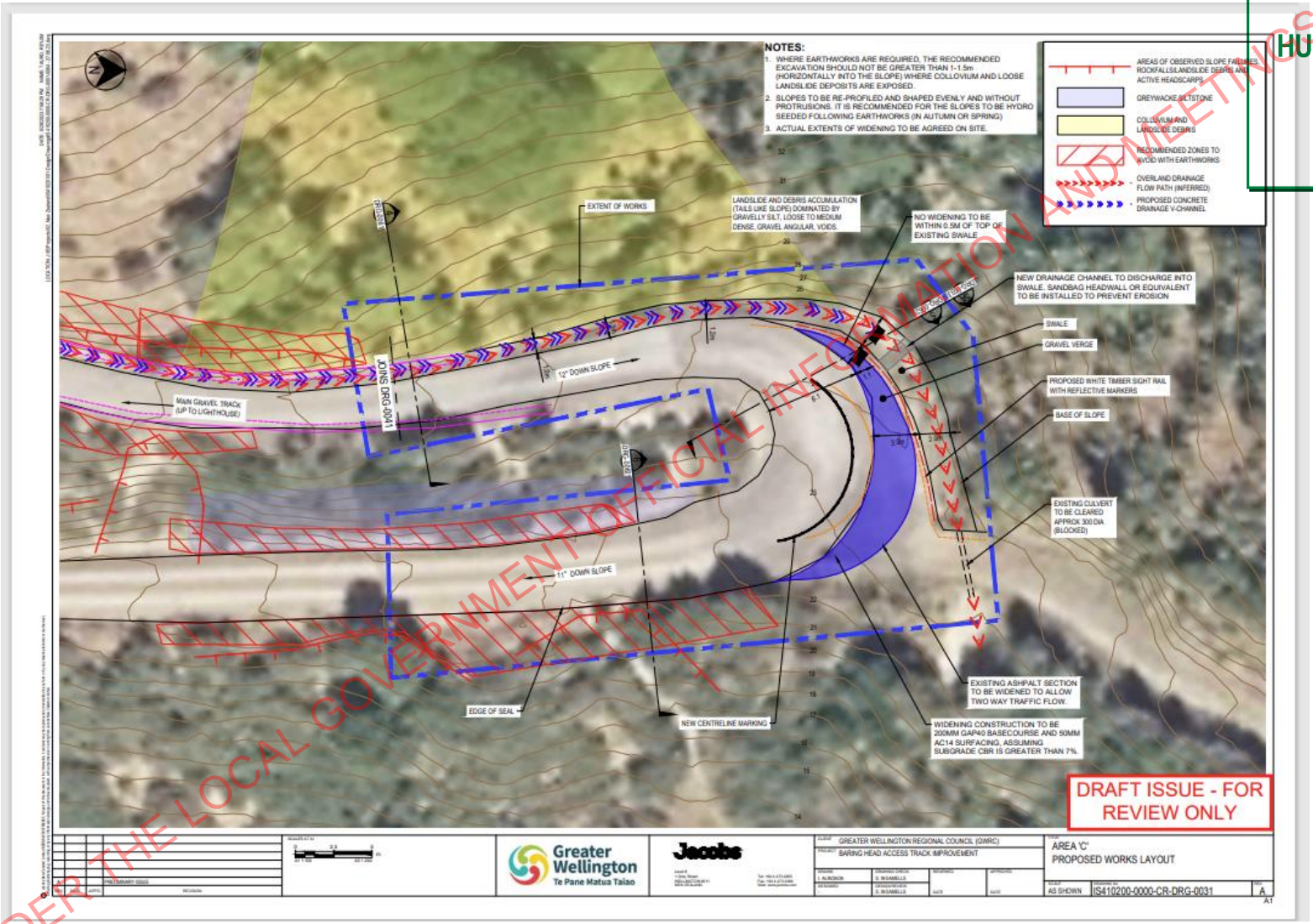

Image 9 Site C Jacobs Note: The Widening on the corner site C and left-hand side of the road site D has already been undertaken and is not included in this contract.

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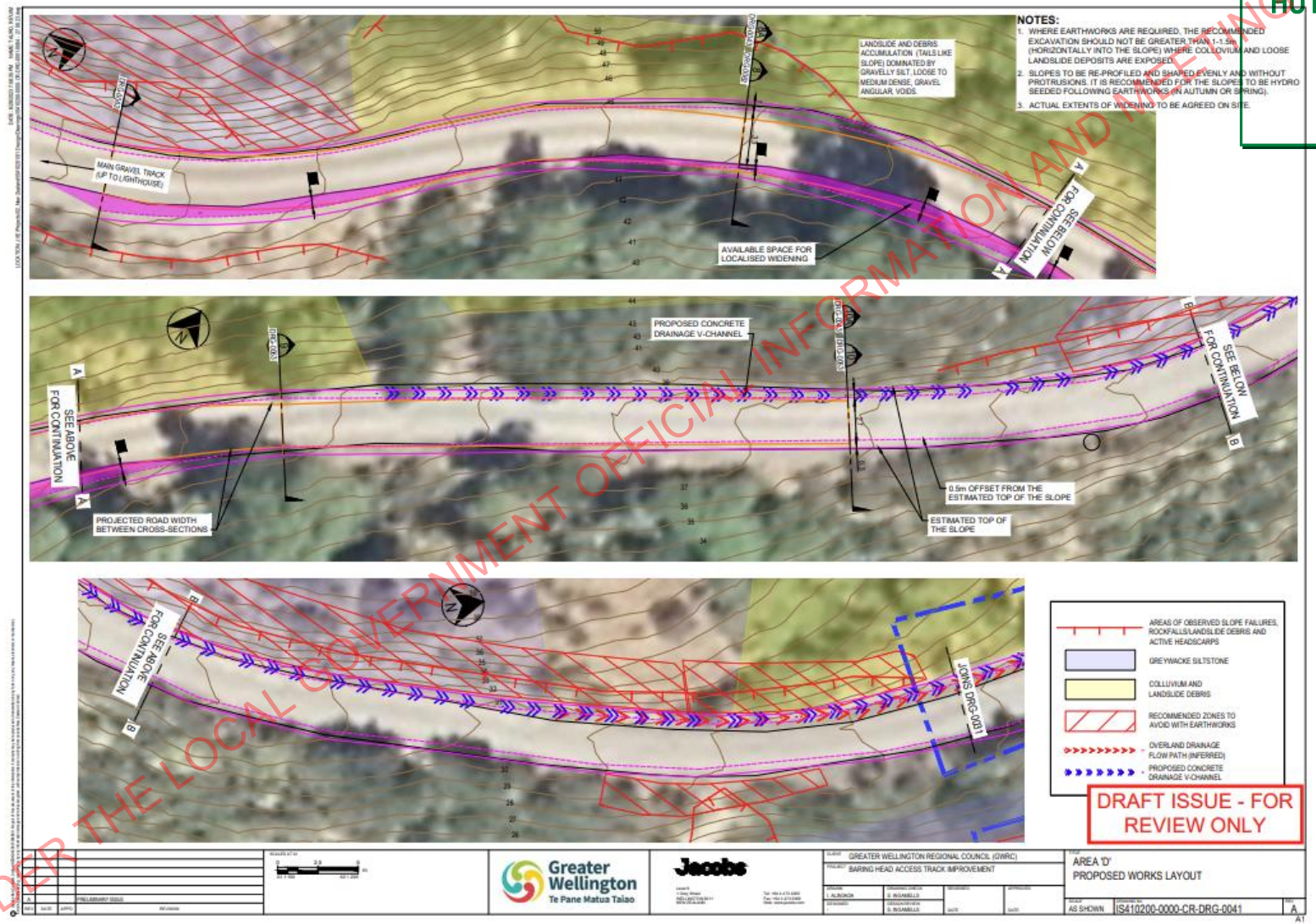

Image 10 Site D Jacobs

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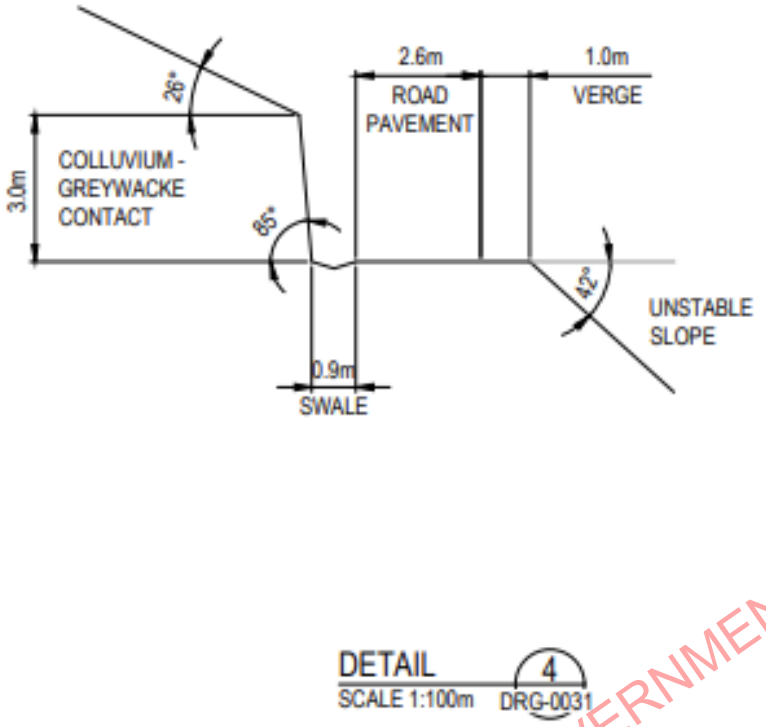

Image11 existing sample cross section site C

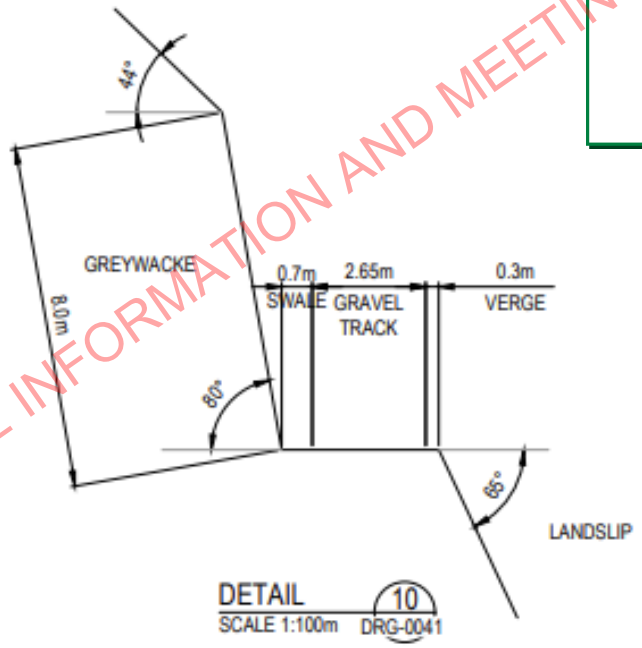

Image12 existing sample cross section site D

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Table 1: Site measurements of existing earth drain.

Distance m	Existing width road edge to batter mm	Depth mm	Length of scape m	Potential Width widening m	Cut Height max m	Volume m2
0 (at Culvert)	1800	1000				
10	2100	800	10			
20	2000	320	10			
30	1200	250	10			
40	1200	350	10			
50	800	400	10			
60	700	350	10	0.1	1.2	1.2
70	800	350	10			
80	800	300	10			
90	600	300	10	0.2	1.2	2.4
100	740	250	10	0.1	1.2	1.2
101	450-550	600	10	0.4	1.2	4.8
110	900	200	10			
120	800	150	10			
130	1000	250	10			
140	1100	250	10			
150	1100	250	10			
15.3 (end of tar seal	1000	250	0.3			
volume of material to extract						**9.6**
Initial scrape			253		.25	**38.25**
Total earth works						**50m3**

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5. Construct concrete bagged headwall at existing culvert in site C.

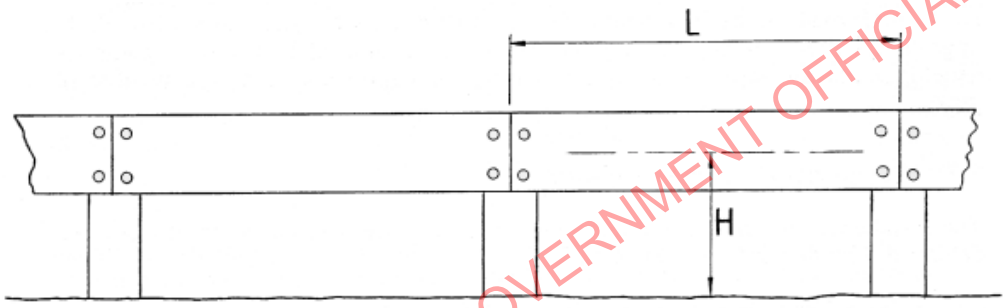
   For the proposed outfall from the concrete drain, the layout at the western/high end of the drain would look similar to image 13. The concrete bags would then prevent any erosion of the drain sides and reduce the velocity of the stormwater entering the culvert.

6. Install simple erosion protection on the culvert downhill outlet e.g. rocks

Image 13 Proposed Bagged Head wall

7. Construction of a timber sight rail fence painted white with reflective marker posts

   To be installed along the edge of the existing widened corner at site C, as per image 14. Timber to be H4. Rails to be 200mm x 25mm or 200mm x 50mm.



Posts	Size (maximum): 100mm x 100mm or 10,000mm² Spacing: 1.5m
Rails	Size: 200-300mm x 25mm Maximum length (L): 1.5m (refer note below)
Mounting height	Height (H): refer note below
Materials	Tanalised timber or approved frangible material
Fixings	Galvanised bolts or coach screws
Finish	Painted white

Image 14 Proposed site rail

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8. Paint the two existing east side concrete road edges white.

Image 15 & 16 Existing concrete road edge (red lines indicate area to paint)

9. Install reflective markers on the existing sight rail at site E.

10. Install reflective markers every 30m along outside eastern road edge from site C to bottom of site E site rail.

Image 17 Existing Sight rail

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Traffic management

- Resident access must be managed throughout the contract.
- GWRC Park ranger will communicate road closure to stake holders and residents to minimise disruption.
- Hours of work are restricted to between 9am and 4.30pm.
- Between 9am and 4.30pm
    - Access may be required for emergency service, essential services contractors and a very limited number of residents (two).

Timeline

Work to start May Monday 20th completed by June 30th

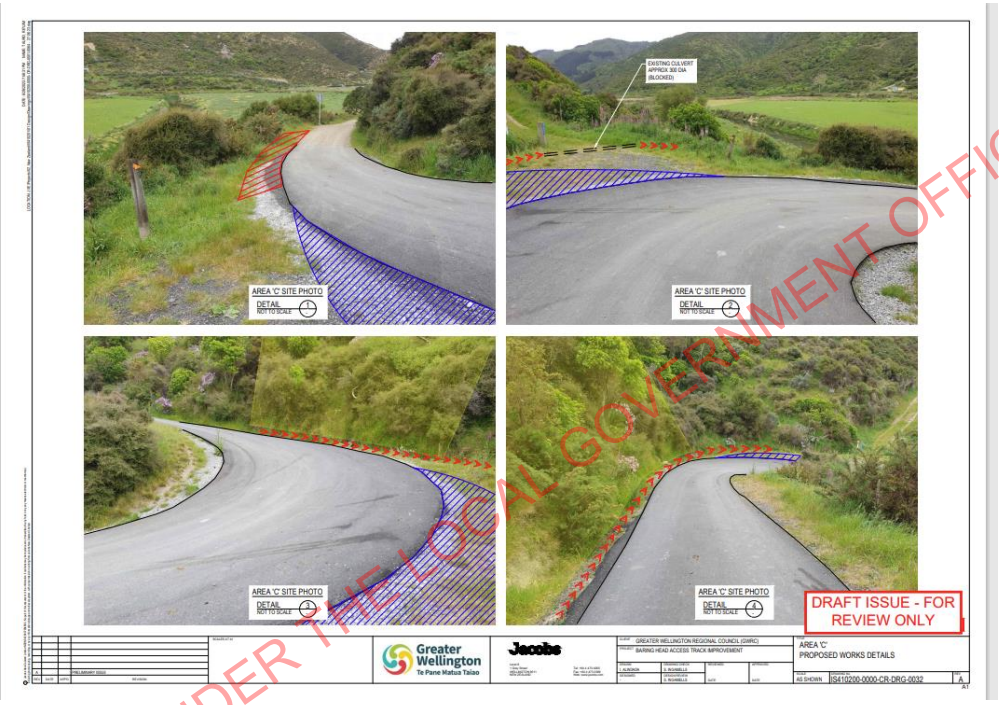

Image18 Site C Jacobs

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Baring Head Main Road Escarpment upgrade 2024 SITE E

Introduction

To upgrade the existing escarpment road to allow for two-way traffic, waiting space and improve visibility downhill. It is proposed to widen into the western (uphill) slope by up to 4m. As part of this widening works, the existing slope will be cut back and reshaped to a flatter gradient to reduce the possibility of any future material slips on the slope face.

Material that is removed will need to be assessed and if suitable should either be re-used for widening works, stockpiled for future roading material, create lizard habitat or landscaped and stabilised at the identified spoil site.

This location is likely to provide considerable rock resource which should be utilised for the lizard habitat enhancement area and will be stockpiled then landscaped within 150m of the top of site E.

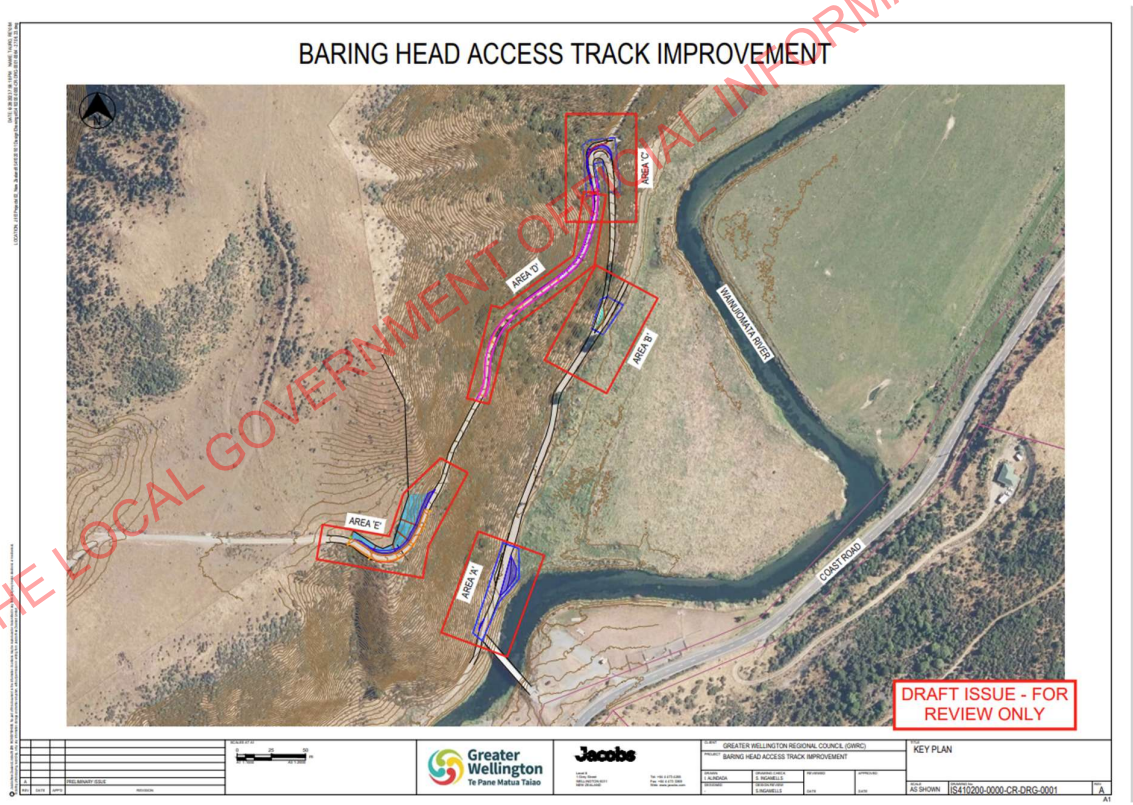

Image 1: *Site layout of all sites C, D, E on the Baring Head escarpment road (Note Site B is not being undertaken and site A previously completed)*

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Scope of works at site E

Over an 84m length of existing road, build a new widened gravel road/track including inside water table.

- Road/Track section to be built using as-dug material from Area E's widening works and tied into existing track. Material to be compacted in 200mm layers to minimum Cleg Impact Value of 25 at final level. New track down slope varies from 5 º at the top to 20º or as required for drainage. A top layer of roading material may be required for the final top surface depending on material extracted.

Remove topsoil across work site and deposit at spoil site 150m away (see spoil site map below image 11 & 12) and control sediment.

Excavate rock material from the western (uphill) slope at site E to enable:

- Final width of new road/track to be 6m for approximate 84m length, not accounting for narrower entry and exists - as per revised Jacobs design.
- Stabilised slope batters for 84m length of site E as per Jacobs design as required (see Images 2-4 below)
- The final batter slope will be no greater than 60º in moderately, weakly weathered Greywacke sandstone, 35º in the uplifted alluvial gravels and 30 º where unstable pockets of loose material are exposed.
- Final batter slopes will be further reprofiled and shaped evenly and without protrusions.
- Final stable rock batter slopes will be left exposed.
- Final batter slopes at sites of alluvial gravel or unstable pockets will be stabilised during and following earthworks. The contractor will be submitting an Erosion Sediment Control Plan with options that include but are not limited to: hydroseeding with and without pinned hessian sacks (taking account of the high winds at this site), and temporary sediment control during and after earthworks such as filter socks in the side drain and cross culverts). Final stabilisation methods will be decided on site during works depending on material revealed. (Expert advice sought from Gregor Mclean of Southern Skies environmental)
- A herpetologist is required to be on site to remove disturbed lizards to nearby sites between 100m and 500m away – see lizard management plan below

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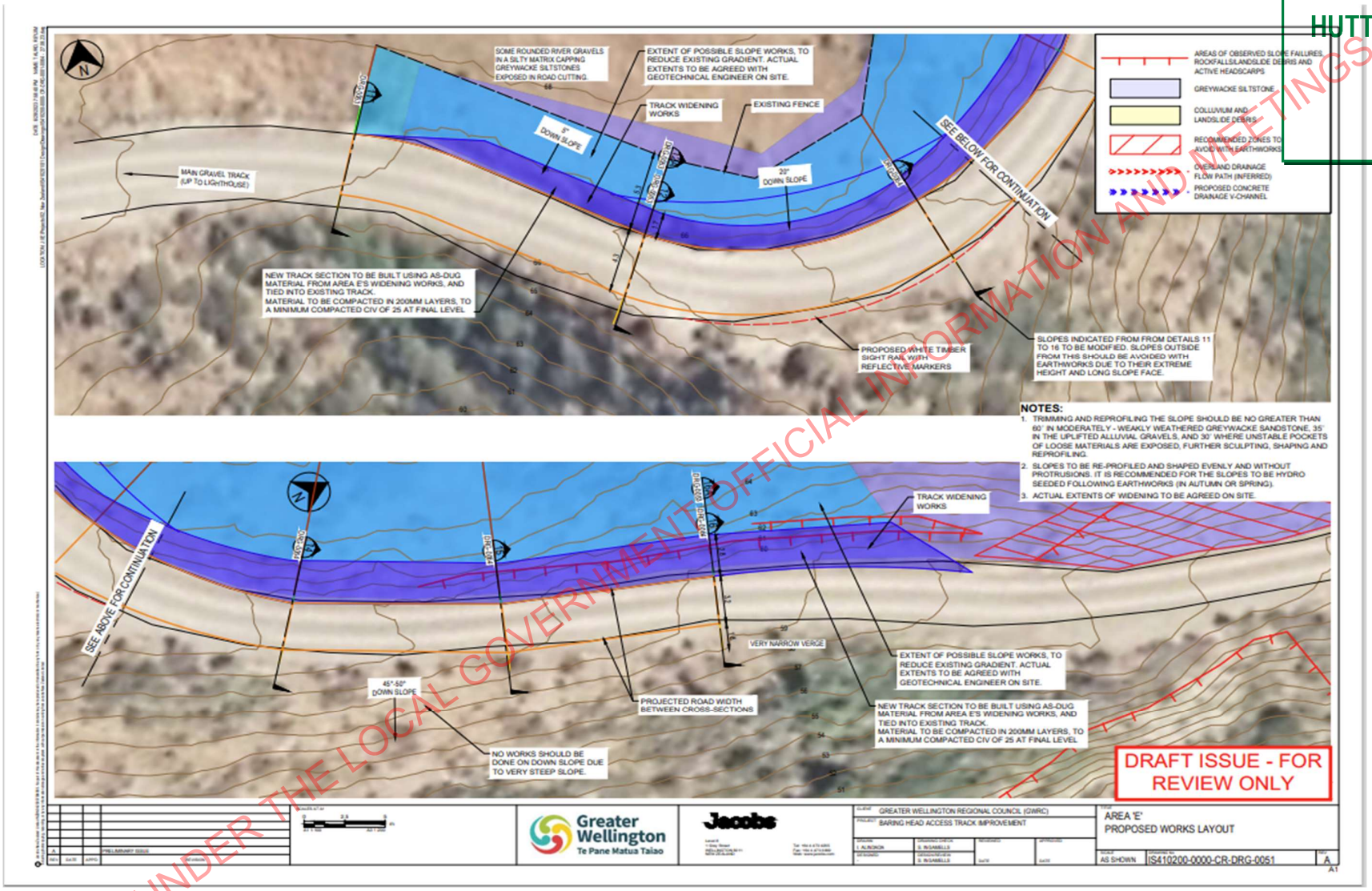
Image 2: *Revised site E proposed works layout*



NOTE: Site E has been reduced in scope to reduce impacts on the habitat, reduce costs and retain vehicle downhill line of site and vehicle passing bay.

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Image 3: *Cross sections of <u>proposed</u> road and batter slopes at site E (not site C as marked, noting 16A is outside the revised work site E)*

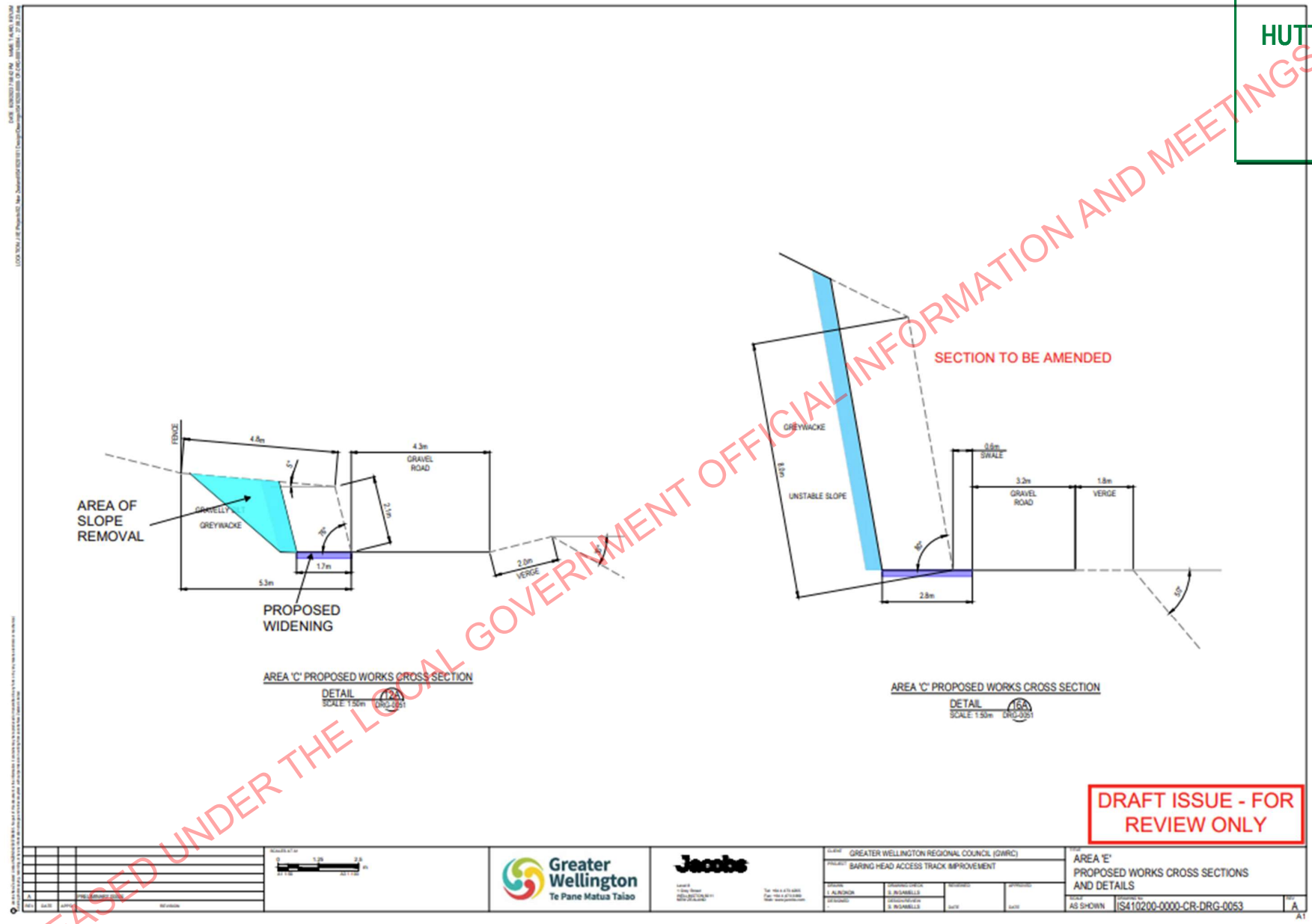

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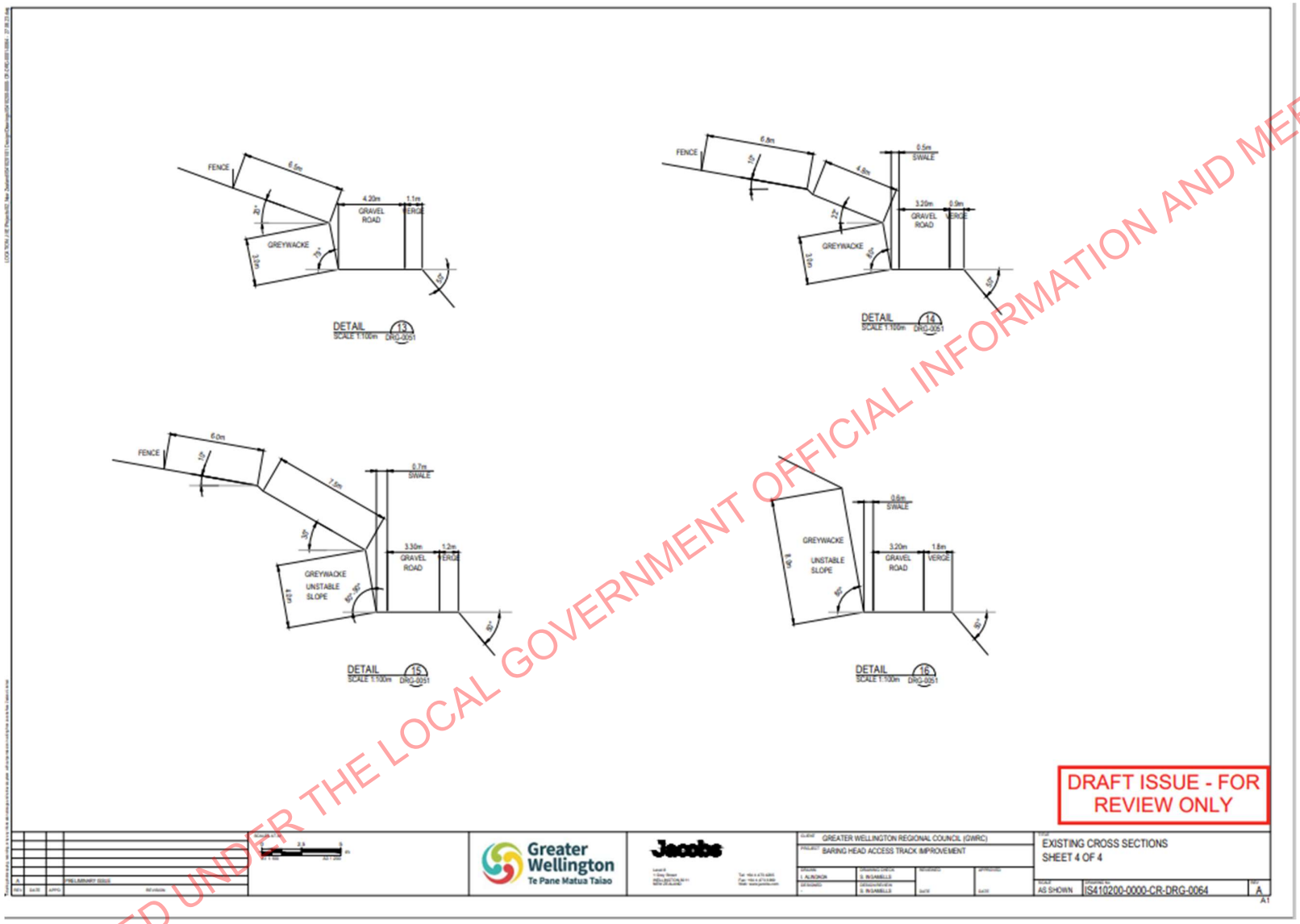
Image 4: *Cross-sections of existing road and batter slopes at site E (Note: work no longer extends to detail 16)*



Estimates of cut heights and material to be removed can be found in Table 1 below.

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Actual extents of widening and slopes are to be agreed on site with contractor.

Width/m of road widening	Length/m	Area m2	average height/m	volume m3	**width/m of batter slope**	length m	Area m2	Average height x 0.5 for triangle	volume m3
1.7	23	39.1	1	39.1	2	23	46	0.5	23
1.7	17	28.9	3	86.7	3.2	17	54.4	1.5	81.6
2	18	36	4	144	5	18	90	2	180
2.5	16	40	7	280	8	16	128	3.5	448
2.5	10	25	8	200	10	10	100	4	400
TOTAL	84	169		749.8			418.4		1132.6
Estimated TOTAL volume of material to extract									**1882.4**

Table 1: *Estimated total volume of material to be extracted for desired road width and batter slope (colours relate to Images 2&3 above)*

These figures are estimates based on ground measurements. Contractors are to price as if this is the scenario but final cut heights, angles and volumes will vary depending on material uncovered. A conservative approach has been taken with a view that final material excavation will be below these estimates.

The expected extracted material volume is between 1000m3 and 1900m3 dependent on material type and condition found and batter slop angle required.

Undertake maintenance of the existing road to include: (Images 5, 6, & 7)

- Minor shaping and reprofile of the existing road/track to promote drainage to the inside western side drain from the top of site E to top of site D (the start of tar seal) - Total length of 170m.
- Clear western side drain by cutting vegetation and removing slip material to facilitate water drainage either into the concrete V drain or across road culvert. (Do not remove existing vegetation where not necessary).

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Image: 5, 6, 7 showing road to shape and clear small inside drain where necessary.

Clear entry, exit and any blockages of existing 6.5m cross, road/track culvert between site E and D 15m down the track road from work site E (image 8

Image 8 location of small crossroad/track culvert

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Co-implementation of Lizard Management Plan in conjunction with GWRC staff and Beca Herpetologist – See detail below

- Facilitate Beca Herpetologist observation and lizard removal during excavation of site.
- Mechanical/manual removal rank grass and scrub vegetation (gorse and Tauhinu) by GWRC - herpetologist required to be on site to remove disturbed lizards.
- Transplant scrub plants except Tauhinu and gorse where possible by contractor - herpetologist required to be on site to remove disturbed lizards.
- Stockpile rocks for enhancement of lizard habitat at spoil site by contractor (See image 11 & 12 below)

Image 9 & 10: *Site E middle section to be widened – typical rock and vegetation view.*

Extracted Material disposal. See spoil site map (Images 8&9.)

1. Construct a silt fence on the down slope side of the spoil site.
2. Topsoil and waste material to be stockpiled separately to rock material and stabilised by hydro-seeding at Site B
3. Excess useful roading material will be stockpiled separately to north side of road at site A with minimum footprint.
4. Unused waste rock material will be deposited separately and left exposed to form lizard habitat.
5. Post site E construction the spoil site will be landscaped depending on the material extracted and aims of the spoil site as below.
6. Remove silt fence once 80% grass cover is achieved on stabilised material.

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Aims of the spoil site landscaping (minimum 50m away from nearest wetland/stream course)

- Create a pile of usable roading material 50+m away from any wetland or stream and close to main light house road.
- Create a 2m high vehicle barrier/bund for the ridge track/ RT10 to restrict vehicle access to terraces and create shelter for a picnic table using rock or waste topsoil.
- Build rocky habitat to enhance lizard habitat and sanctuary from pests.
- Create a hard packed vehicle passing area and room for a picnic table.

***Image 11 and 12**: spoil site map and photo*

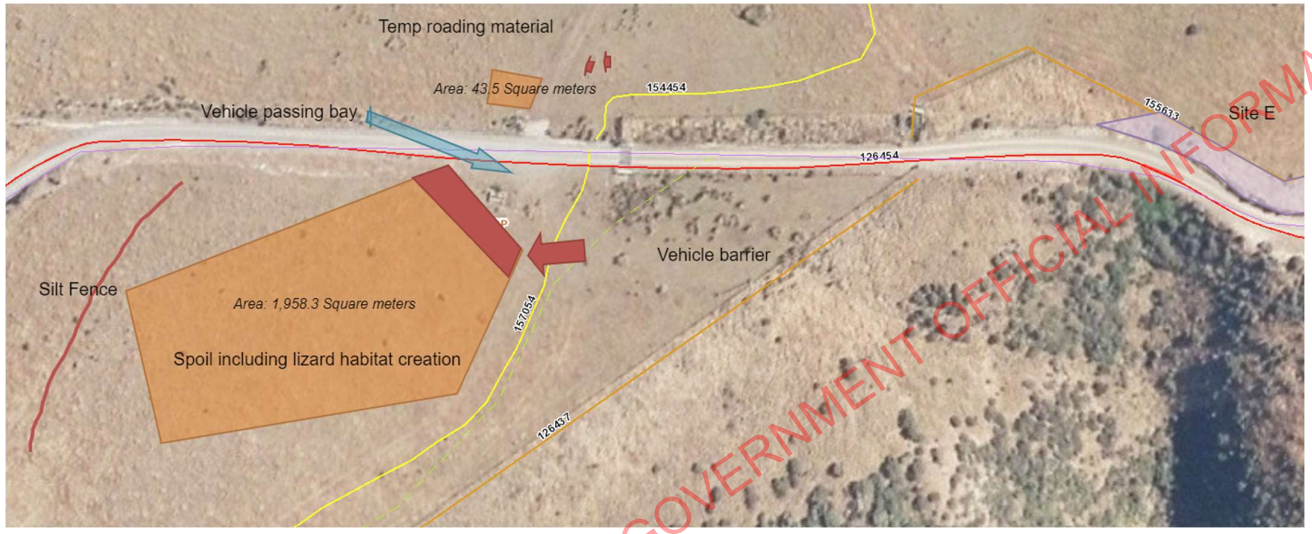

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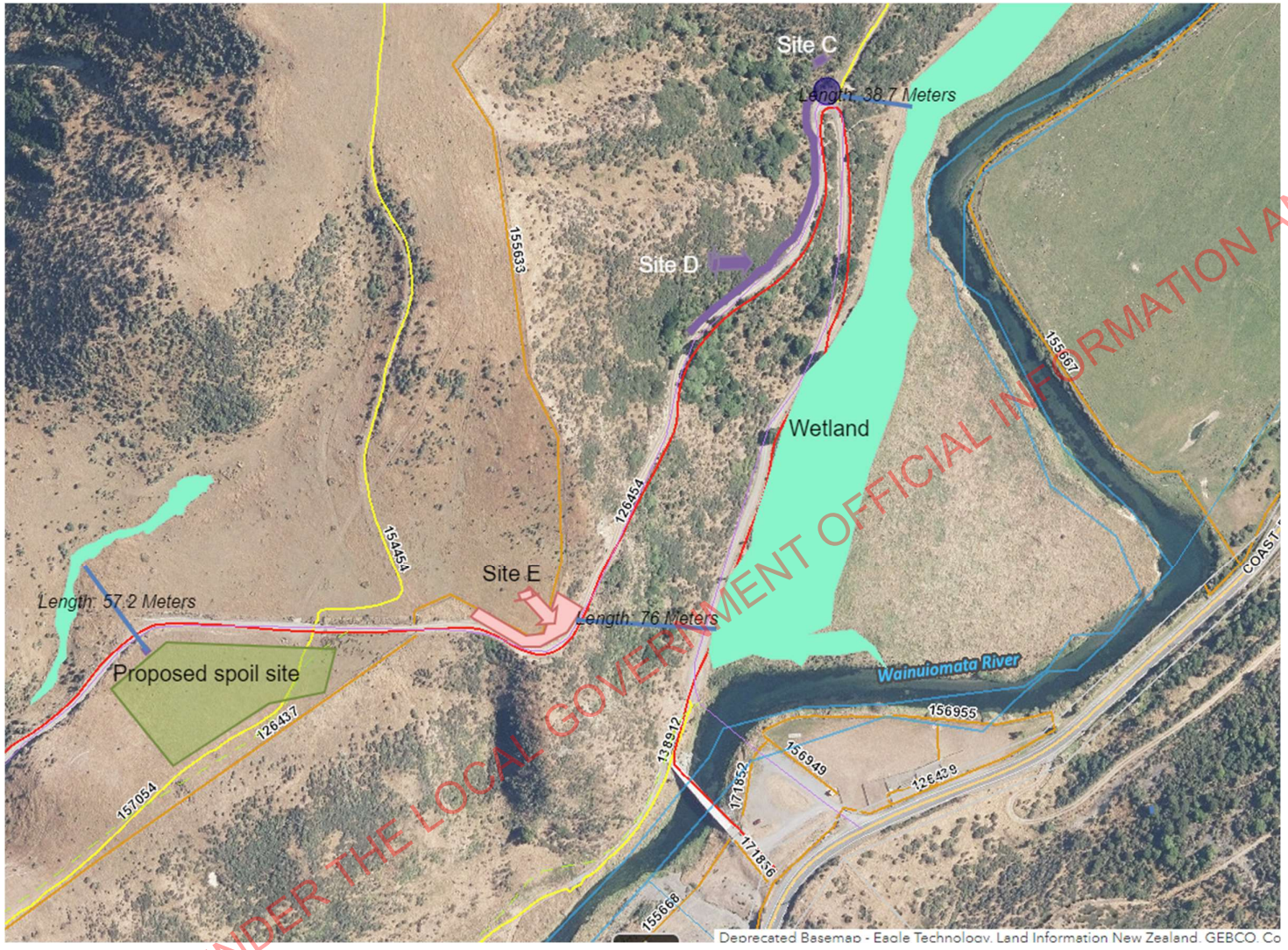
Image 13 Overall arial showing work sites, spoil site and distance from wetlands and river



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Site Traffic control

- Resident access must be managed throughout the contract, traffic control plan required.
- GWRC Park ranger will communicate road closure to stake holders and residents to minimise disruptions.
- Hours of work are restricted to between 9am and 4.30pm.
- Between 9am and 4.30pm
- Access may be required for emergency service, essential services contractors, and a limited number of residents.

Timeline for completion of work

Work to start October 1 2024 – Completion November

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DATE: 14.05.24

Lizard Management Plan

Background

The extensive surveys and monitoring programmes undertaken by GWRC over the past 12 years has identified likely habitats for lizard populations. Site E (or RT2) contains potential lizard habitat (generally rank exotic pasture grasslands of various species, tauhinu, Muehlenbeckia complexa var complexa, Coprosma propinqua, and Melicytus crassifolius), and scattered greywacke rock slabs or boulders. Due to this a lizard survey is not required but a lizard management plan is required as per as per Baring Head Lizard Management Plan (Beca 2023).

"**RT2 Higher risk component**: Where the road is to be widened for the passing lane, scrub barring of rank grasslands, avoidance or removal of scrub and rock in presence of authorised person is required. This location is likely to provide considerable rock resource which should be utilised for the lizard habitat enhancement area." (Page 10 Baring Head Lizard Management Plan Beca 2023)

5.3 Management controls for higher risk lizard habitat areas

Higher risk lizard habitat consists generally of rank exotic pasture grasslands of various species; the following shrubs: tauhinu, Muehlenbeckia complexa var complexa, Coprosma propinqua, and Melicytus crassifolius; and scattered greywacke rock slabs or boulders. These habitat types require different management methodology. Clearance of these habitat types will require the presence of a wildlife-authorised person to supervise works and capture and relocate lizards, and WAA-63527-FAU authorises Trent Bell (Beca) and Owen Spearpoint (GWRC) to implement lizard management activities at Baring Head." (Page 7&8 Baring Head Lizard Management Plan Beca 2023)

Images 11 and 12: *Photos shows area of thickest scrub at site E from both sides.*

Avoidance of scrub habitat is not possible at this site, but it will be minimised.

Lizard management steps and who will undertake the work

- Rank grass scrub barred back to ≤50mm – to encourage lizard self-relocation at least 24hrs prior to work starting - GWRC
- Spoil site mow to ≤50mm - to encourage lizard self-relocation at least 24hrs prior to work starting - GWRC

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- Mechanical/manual removal of scrub vegetation and gorse - ecologist required to be on site to remove disturbed lizards – Transplant scrub plants except Tauhinu and Gorse where possible. - GWRC & Contractor
- Tauhinu and gorse to be left on site. - GWRC & Contractor
- Complete removal of cut grass from the site E and spoil site– ecologist required to be on site to remove disturbed lizards at least 100m away but less than 500m – GWRC & Beca
- Second scrub bar/mow and grass removal if required - GWRC
- Capture and relocate remaining lizards from the work footprint between 100-500m away – moving out of harms way - Beca
- Mechanical excavation of rock material and stockpile rocks for enhancement of lizard habitat at spoil site - ecologist required to be on site to remove disturbed lizards at between 100m and 500m away. – Contractor & Beca
- Replant 3 times as many plants as removed - GWRC

RELEASED UNDER THE LOCAL GOVERNMENT OFFICIAL INFORMATION AND MEETINGS ACT 1987

RESOURCE CONSENT

GRANTED
14/05/2024

HUTT CITY COUNCIL

HUTT CITY
TE AWA KAIRANGI

Hutt City Council
30 Laings Road
Private Bag 31912
Lower Hutt 5040
New Zealand
www.huttcity.govt.nz
T 04 570 6666
F 04 569 4290

RM number: RM240090
Date: 14 May 2024
Applicant: Greater Wellington Regional Council
Agent: N/A
Address: 1056 Fergusson Drive, Clouston Park
Upper Hutt, 5018
rachael.boisenround@gw.govt.nz
Attention: Rachel Boisen Round

Vincent Ashman
Environment and Sustainability
T 027 316 5479
Vincent.Ashman@huttcity.govt.nz
Our reference:RM240090

APPROVAL OF RESOURCE CONSENT FOR EARTHWORKS AT BARING HEAD, 1582 COAST ROAD, BEING LEGALLY DESCRIBED AS LOT 4 DP 59276

Council granted consent for the following reasons:

- The proposed earthworks will be undertaken on a large 284.6ha property which will result in the location of the earthworks being indiscernible in the context of the large property.
- The earthworks will facilitate a greater range of vehicles to access the entirety of Baring Head, allowing for easier access by fire trucks during a fire outbreak. This having a positive effect on the resilience of Baring Head.
- Conditions imposed on the consent under section 108 of the Resource Management Act 1991 will control, mitigate and remedy any environment effects caused by the proposal.
- The proposal is consistent with the policies and objectives of the city's District Plan.
- Council has given due regard to the New Zealand Coastal Policy Statement, any national, regional or proposed regional policy statement and any other regulations in reaching its decision. Council considers there are no other relevant matters that need to be dealt with.
- The proposal is consistent with the purposes and principles of Part 2 of the Resource Management Act 1991.

1. PROPOSAL

The Greater Wellington Regional Council ('GWRC') are proposing to undertake earthworks to upgrade the access servicing Baring Heads. The applicant has provided a description of the proposal in their assessment of environmental effects ('AEE') (p.2) which I adopt for the purpose of this report.

> *"Earthworks are required to upgrade, widen and manage stormwater on the existing Baring Head escarpment road to provide safe shared access. This access upgrade is action A253 of Toitū te Whenua1 and will ensure the access can be safely shared by vehicles, walkers, cyclists and horse riders, as well as heavy vehicles (e.g. fire trucks) to protect the regional park environment. The works are also in preparation for the likely increase in the volume of traffic (of all modes) experienced due to the restoration of and subsequent provision of bookable overnight accommodation at the lighthouse complex.*
>
> *The works have been informed by expert advice from Jacobs, including site visits, draft plans and a Preliminary Geotechnical Assessment Report (Jacobs, 2023). I note that the scope of works has been reduced from the full extent prosed by Jacobs for costs reasons.*
>
> *These earthworks are split into 3 areas for ease of reference: sites C, D and E as shown on the Jacobs' plan below. The turnaround at Area A was completed under GWRC land use consent WGN240077 and the permitted activities of the district plan. Area B is not being done. The asphalt width has already been increased at site C to allow for two-way traffic and waiting."*

A summary of the proposed earthworks is detailed in table 1 below, but to summarise a total of 1,883m^3 of cut will be undertaken and 1,993m^3 of fill. The cut will be of a maximum of 8m vertical and the fill will see be of a maximum of 2m vertical.

Table 1: Summary of proposed development

	Summary of scope of works	Cut/fill heights	Approx. area of earthworks	Approx. volume of cut/fill
Site C	No earthworks Stormwater v channel (sites C & D) along inside/western/uphill side of road Clearance of existing culvert and addition of headwall Construction of safety barrier (max. 1.5m high)	N/a	N/a	N/a
Site D	Stormwater v channel (sites C & D) along inside/western/uphill side of road Earthworks to remove localised unsuitable or surplus material to allow space for the stormwater drain	Any vertical cut heights to be <1.2m	Max. 0.8m wide x 153m long = 122.4m^2	50m^3
Site E	Excavate and remove material to widen road by along inside/western/uphill side of road (final road width to be 6m wide, 84m length) Angle of final batter slopes will vary along widened length of road depending on material present Cut material to be re-used for widening works, stockpiled for future roading material, used to create lizard habitat, or landscaped and stabilised at the identified spoil site Scrape and profile road surface and inside stormwater drain (260m length) Clear and reshape existing culverts under road Construction of safety barrier (max. 1.5m high)	Vertical cut height ranges from 1-8m high	Widening 169m^2 Batter slopes 418.4m^2 Total area: 587.4m^2	Widening 750m^3 Batter slopes 1,133m^3 Total cut volume: 1,883m^3
Spoil site	Two proposed areas at the top of the escarpment road, approx. 150m west of the top of Site E	Max. fill height 2m (for bund)	Max. 2,000m^2	Max. fill 1,993m^3 from sites C, D & E
Totals			2,710m^2	1,993m^3

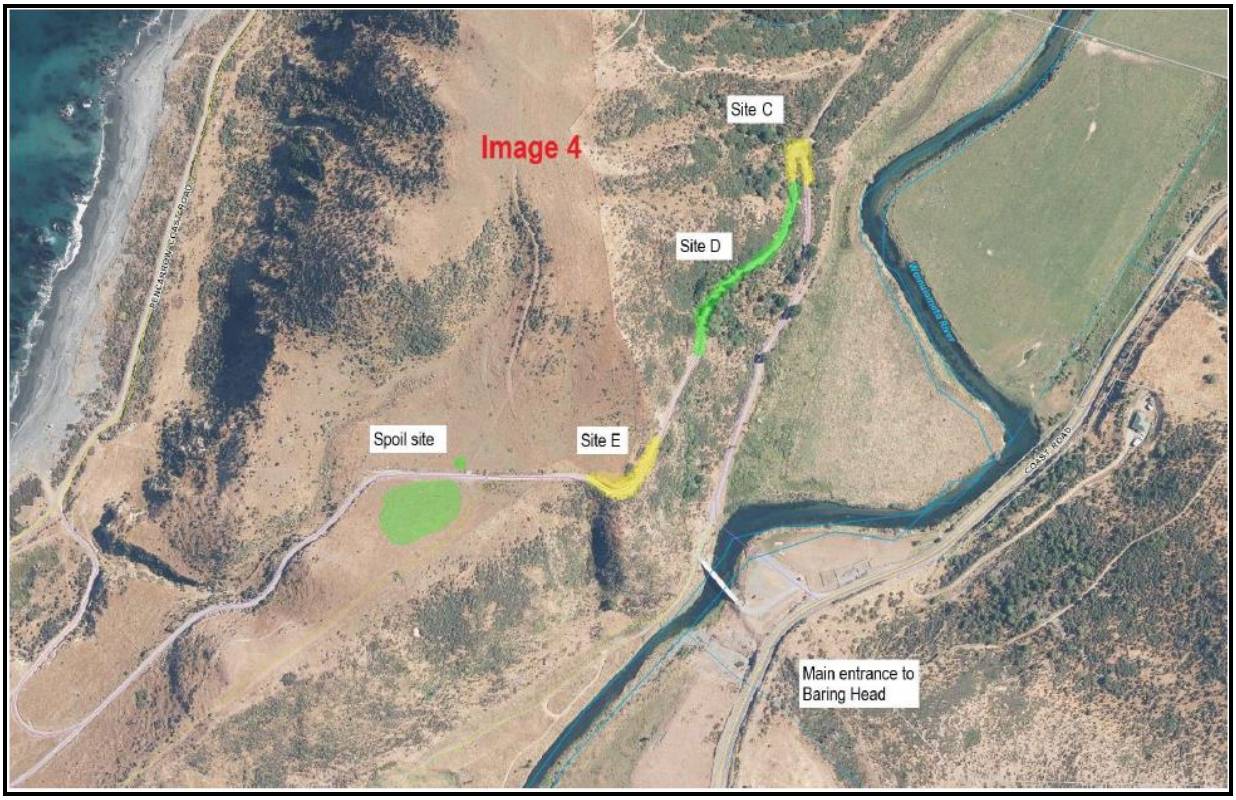


Figure 1: Location of proposed works

2. SITE DESCRIPTION

The application site is located at 1700 Coast Road, Wainuiomata Coast, being legally described as Lot 4 DP 56276 with the purpose of "Scenic Reserve" under the Reserves Act 1977. The application site is 284.60ha in area, within the General Rural Zone of the Operative District Plan. The site has varying topographic and physical qualities and attributes with a valley being present to the eastern side of the application site, being separated from the remainder of the site via large hill terrain. The Wainuiomata River is situated along the eastern boundary of the site and follows the eastern boundary until forming an estuary at the southern boundary of the site where the Wainuiomata River meets the Tasman Sea.

The application site is subject to numerous Significant Natural and Archaeological Resources notions with the following being situated on the application site or within close proximity (see figure 2):

<u>Significant Natural Resources</u>

9. Coastal Environment (Map Appendices 2A, 2B & 2C)
    a. Baring Head
    b. Baring Head Beach
    c. Baring Head Scarp
    d. Fitzroy Bay (between Lake Kohangapiripiri and Baring Head Beach)
    f. Orongorongo River Mouth to Baring Head
    m. Wainuiomata River Mouth

<u>Significant Archaeological Resources</u>

R28/4 – Karaka Trees (Near Fitzroy Bay)
R28/8 – Pits (Fitzroy Bay)
R28/9 – Wall/Midden/Pits (Fitzroy Bay)
R28/12 – Ovens (Baring Head)
R28/19 – Pits/Terraces (Baring Head)
R28/21 – Terraces (Baring Head)
R28/35 – Midden (Fitzroy Bay)
R28/40 – Observation Post (Baring Head)

While the application site itself is large and containing many Significant Natural and Archaeological Resources, the proposal is contained within a small portion of the property, indicated by the red circle in figure 2. Therefore, the proposed activity is only within close proximity to Significant Archaeological Resource R28/4 - Karaka Trees (Near Fitzroy Bay) and is not within SNR 9.

The application site is also home to a number of rare native animals and plants and species that add to the high value ecosystem present. This includes a number of wetlands, birds, lizard species invertebrates and native plants such as spinifex and sand tussock. The application site is also adjacent to a statutory acknowledgement area.

The adjoining sites to the south of the application site are zoned General Rural and General Recreation and have a variety of land-uses. 1578 Coast Road is located within the general Rural Zone of the ODP and is utilised for farming purposes. 1580 and 1584 Coast Road are also situated within the General Rural Zone but are publicly owned and contain the Baring Head lighthouse complex, various nationally / regionally important aerials and the baring Head atmospheric research station, owned by the National Institute of Water and Atmospheric Reach (‘NIWA’). 1582 Coast Road is located within the General Recreation Activity Area and contains the old lighthouse buildings, which are currently being utilised as a visitor accommodation for overnight visitors.

CONSENT HISTORY

Resource consent had previously been granted on the application site under RM220435 for the establishment of firebreak tracks, which are also utilised as access tracks around the large property. These firebreaks have largely been completed, with the proposed upgrading works being an upgrading of the existing firebreak tracks consented under RM220435.

Figure 2: Application site with Significant Architectural Resources (red numbers) and SNR 9 Coastal Environment (Blue line)

3. RELEVANT PLANNING RULES AND REGULATIONS

District Plan

The District Plan is the appropriate planning instrument with which to assess the proposal. Rules relating to the General Rural Zone, which this proposal falls within, are contained in chapters 8B of the Operative District Plan, with the earthwork specific rules being located in Chapter 14I of the ODP.

As the application site is subject to Significant Natural and Archaeological Resources, Chapter 14E is also of relevance to this application.

To determine the activity status of the proposal, it must first be assessed against the relevant rules and conditions of the District Plan. An assessment of this can be found below:

Chapter 8B – General Rural Activity Area

Rules		
Rule	**Condition**	**Compliance**
8B 2.1 – Permitted Activities		
8B 2.1(a)	Any activity complying with the Conditions and not specified as a Restricted Discretionary, Discretionary or Non-Complying Activity.	**Will Comply** – The proposal is not specified as a Restricted Discretionary, Discretionary or Non-complying Activity.
8B 2.3 – Discretionary Activities		
8B 2.3(a)	Except where stated in the General Rules, any Permitted or Restricted Discretionary Activity which fails to comply with any of the relevant Permitted Activity Conditions, or relevant requirements of Chapter 14 - General Rules.	**N/A** – The proposal is stated as a Restricted Discretionary Activity under Chapter 14I.
8B 2.3(f)	Any activity within the identified coastal environment as shown on Map Appendices 2A, 2B and 2C.	**N/A –** The proposed works will be outside of the coastal environment.

Permitted Activity – Conditions		
Rule	**Condition**	**Compliance**
8B 2.1.1(f)	All outside areas shall be surfaced, or managed appropriately so that there shall be no dust nuisance at or beyond the boundary of the site.	**Will Comply** – No dust will be discernible beyond the application site.
8B 2.1.1(g)	All activities shall be carried out in such a manner so as to ensure that there is not an offensive odour at or beyond the site boundary.	**N/A** – No odour will be discernible.
8B 2.1.1(i)	All activities that cause vibration shall be carried out in such a manner that no vibration is discernible beyond the site boundary.	**N/A** – No accessory buildings are proposed.
8B 2.1.1(p)	Compliance with all matters in the General Rules - see Chapter 14.	**Will not Comply** – As assessed below, the proposal cannot comply with the permitted standards under Chapter 14I – Earthworks.
8B 2.1.1(r)	Baring Head, Pt 1A2 Parangarahu: i. Any new buildings must be located within the building envelope shown on Appendix General Rural 3. ii. Maximum site coverage of a single building for the purpose of accommodating a single or two household unit shall be 300m^2. iii. Maximum total site coverage for all farm accessory buildings shall be 300m^2. iv. Maximum height for all buildings within the building envelope shall be 6.0m v. All buildings on the site must be clad with rough textured natural materials. vi. All building materials used on the site must be of low reflectivity. vii. If any surface is painted, the level of reflectivity of the paint shall be below 40%.	**N/A** – The proposal is located at Baring Head but is not located within Pt 1A2 Parangarahu.

	viii. Any earthworks must be limited to the immediate area of the building platforms.	

Chapter 14E – Significant Natural, Cultural and Archaeological Resources

Rules		
Rule	**Condition**	**Compliance**
14E 2.2 – Permitted Activities		
14E 2.1(b)	In all activity areas, activities and works associated with the protection, preservation, enhancement and conservation of significant natural, cultural and archaeological resources.	**Complies** – The proposed earthworks are to be undertaken to facilitate fire truck access into SNR 9: Baring Head. Therefore, while the proposed work is not located within a listed significant natural, cultural or archaeological resource, it will be undertaken for the protection and preservation of SNR 9 in the event of a fire.
14E 2.2 – Restricted Discretionary Activities		
14E 2.2(a)	Any activity or site development works identified on or within the boundaries of a significant cultural or archaeological resource, listed under the headings 'Significant Cultural Resources' and 'Significant Archaeological Resources' in Appendix Significant Natural, Cultural and Archaeological Resources 1 and shown on the Map Appendices Significant Natural, Cultural and Archaeological Resources 1A, 1B, 1C and 1D.	**N/A** – The application site does contain a number of archaeological resources, but all the proposed work will not be within the boundaries of a significant cultural or archaeological resource. It should also be noted that while R28/4 – Karaka Tree is situated 68.3m from the closest earthworks located (area E) on the District Plan maps, the application was accompanied by the NZAA maps demonstrating a different, closer location to the work site.

Chapter 14I – Earthworks

Rules		
Rule	**Condition**	**Compliance**
14I 2.1 – Permitted Activities		
14I 2.1(a)	Earthworks in all activity areas except Special Recreation Activity Area, Passive Recreation Activity Area, Hill Residential Activity Area and Landscape Protection Residential Activity Area and in Maire Street, Eastbourne, Lot 4 DP 14002 as shown on Appendix Earthworks 1.	**Applicable** – The proposed earthworks are within the General Rural Activity Area
14I 2.1(b)	Baring Head, Pt 1A2 Parangarahu, earthworks for the purpose of creating a building platform as shown on Appendix Earthworks 2.	**N/A** – The proposed earthworks are within Baring Head, but not Pt 1A2 Parangarahu.

Permitted Activity – Conditions		
Rule	**Condition**	**Compliance**
14I 2.1(a)	The natural ground level may not be altered by more than 1.2m, measured vertically.	**Will not Comply** – The maximum cut will be 8m vertical and maximum fill will 2m vertical.
14I 2.1(a)	Maximum volume of 50m^3 (solid measure) per site.	**Will not Comply** – the proposal will see 1883m^3 of cut and 1,993m^3 of fill.

Therefore, the proposal to be a Restricted Discretionary Activity and will require resource consent under the following rules:

- Rule 14I 2.2.1(a) – No notification preclusion.

Therefore, the proposed subdivision will require resource consent under Rule 14I 2.2.1(a) as a Restricted Discretionary Activity.

The matters of discretion under Rule 14I 2.2.1(b) and are as follows:

- *Amenity Values:*
  The extent to which any earthworks proposal will affect adversely the visual amenity values of the area, and the extent to which the earthworks will result in unnecessary scarring and be visually prominent. The extent to which replanting, or rehabilitation works are included as part of the proposal to mitigate adverse effects. Earthworks should not result in the permanent exposure of excavated areas.

- *Existing Natural Features and Topography:*
  The extent to which the proposed earthworks reflect natural landforms and be sympathetic to the natural topography.

- *Historical or Cultural Significance:*
  The extent to which the proposed earthworks will affect adversely land and features which have historical and cultural significance.

- *Natural Hazards:*
  Consideration should be given to those areas prone to erosion, landslip and flooding. Excavation should not increase the vulnerability of people or their property to such natural hazards. In the Primary and Secondary River Corridors of the Hutt River, consideration should be given to the effects on the flood protection structures.

National Environmental Standards

Resource Management (National Environmental Standards for Freshwater) Regulations 2020
Per Part 1 (Subpart 3 - Natural Inland Wetlands) - Section 46 "maintenance and operation of specified infrastructure and other infrastructure". While the access road does not meet the NPS-FM definition for specified infrastructure I assess it can be generally defined as 'other infrastructure' (being an access road). Earthworks under this Section is only regulated where within 10m of a natural inland wetland. As the proposed works are 38.4m setback from the identified wetland, the earthworks are unregulated per the NES-F and can proceed with no consent under this legislation.

4. PERMITTED BASELINE

The permitted baseline test has been defined by case law as comprising non-fanciful (credible) activities that would be permitted as of right by the plan in question. [1]

Using the permitted baseline test, Council has the discretion to disregard any effects that could be established from that of a permitted activity. It is only the adverse effects over and

[1] *Smith Chilcott Ltd v Auckland City Council* [2001] 3 NZLR 473 (CA)

above those forming a part of the baseline that are relevant when considering who is 'affected' and whether effects are considered to be more than minor.

Earthworks can be undertaken on the application site with a maximum of 50m^3 in volume and 1.2 vertical change.

5. NOTIFICATION ASSESSMENT

Council must assess any resource consent application under section 95 of the Resource Management Act 1991 to determine whether a resource consent application should be notified. The Resource Management Act 1991 details a four step process that must be followed, and triggers or precludes notification of applications in certain circumstances. The sections below follow the four step process for public notification (under section 95A) and limited notification (under section 95E).

5.1 – PUBLIC NOTIFICATION STEPS – SECTION 95A

Pursuant to section 95A of the Resource Management Act, this section follows the 4 step process to determine if public notification is required.

Step 1 – Public notification is mandatory in certain circumstances

Public notification is mandatory in certain circumstances.

Has the applicant requested public notification?	No
Is public notification required under s95C?	No
Is the application made jointly with an application to exchange recreation reserve land under s15AA of the Reserves Act?	No

Public notification is not mandatory under step 1.

Step 2 – Public notification is precluded in certain circumstances

If public notification is not required under step 1 it may be precluded in certain circumstances (unless special circumstances apply under step 4).

Are all activities in the application subject to a rule in a Plan or National Environmental Standard precluding public notification?	No
Is the application for one or more of the following (but no other) activities? ▪ A controlled activity ▪ A boundary activity with a restricted discretionary, discretionary or non-complying activity status	No

Public notification is not precluded under step 2.

Step 3 – Public notification is required in certain circumstances

If public notification is not precluded under step 2, public notification may be required in certain circumstances.

Is any activity in the application subject to a rule in a Plan or National Environmental Standard that requires public notification?	No
Does the activity have, or is likely to have, adverse environmental effects	No (see

that are more than minor in accordance with s95D?	assessment below)

Does the activity have, or is likely to have, adverse environmental effects that are more than minor in accordance with s95D?

Public notification is required under step 3 if the activity will have or is likely to have adverse effects on the environment that are more than minor.

In considering if the adverse effects on the environment are more than minor, the effects on persons who own or occupy the land in, on, or over which the activity will occur; or any land adjacent to that land must be disregarded. I have therefore disregarded the effects on the persons who own or occupy the following properties in making an assessment under s95D:

- 1500 Coast Road (Part Parangarahu No.2 C Block and Part Parangarahu No.2 C Block)
- 1435 Coast Road (Lot 1 DP 437541)
- 1469 Coast Road (Lot 2 DP 437541)
- 1497 Coast Road (Lot 3 DP 437541)
- 1515 Coast Road (Lot 4 DP 437541)

<u>Amenity Values</u>

- The proposed earthworks will largely be for the widening of the existing path and vehicle access tracks up and across to the western portion of Baring Head. Given that the path is existing, the amenity values from the proposed earthworks will remain the same, only making the existing path / access more useable. It is also noted that the application site is a public reserve, therefore being readily accessible by the public. Despite this, Baring Head is only available for vehicle access to a limited number of people, with the escarpment being upgraded being utilised by the following people:
    - Baring Head Farm Partnership being landowners of Part Parangarahu 1A1, 1A2 and 1A3 Block,
    - Lower Hutt Police being landowners of Part Lot 1 DP 72418,
    - Maritime Safety Authority being landowners of Lot 2 DP 72418;
    - Neighbouring landowners of the Takarangi Block;
    - Neighbouring landowners of Pencarrow Station; and
    - Friends of Baring Head volunteer group.

  While the proposed upgrading works will prevent vehicle access for the above parties during the construction period, aside from the park rangers and pest control teams of the GWRC (who are the applicant's), there is generally very limited utilisation of vehicle access to the property. It's acknowledged that there might be some disturbance to some of the above people during construction periods but given the temporary nature of the construction and limited utilisation of vehicular access it is not considered to be more than minor effects.

  Therefore, I consider that the proposal will have less than minor visual amenity effects beyond the adjacent properties.

<u>Existing Natural Features and Topography</u>

- The existing topography of the application site varies, with the location of the cut earthworks being steep in topography with an existing track that goes up the steep cliff face. The existing topography of the application site will remain largely unchanged by the proposed earthworks. Therefore, I consider that the proposal will have less than minor effects on the natural topography.

Historical or Cultural Significance

- The application site has a number of archeologically significant areas, but the proposed earthworks will be sufficiently separated from these locations, with area E being the closest location and being some 63.5m from archaeological resource R28/4. The proposed earthwork's location also has no known cultural significance. Therefore, I consider the proposal to have less than minor historical and cultural effects on the wider environment.

Natural Hazards

- The application site has no known history of natural hazards. The proposed earthworks will not increase the risk of natural hazards beyond the application site and adjacent properties. Therefore, I consider that the proposal will have less than minor natural hazard effects on the wider environment.

Public notification is not required under step 3.

Step 4 – Public notification is required in special circumstances

If public notification is not required under step 3 it may still be warranted where there are special circumstances.

Do special circumstances exist that warrant public notification?	No

Special circumstances have been defined as circumstances that are unusual or exceptional but may be less than extraordinary or unique. The proposal relates to earthworks within the General Rural Activity Area. While the application site is subject to several Plan notations (including a Significant Archaeological Resource), the District Plan is considered to provide clear policy direction and assessment matters relevant to the proposal, and it is considered that public notification will not reveal any new information relevant to determination.

On this basis, it is not considered necessary to publicly notify the application due to special circumstances.

Conclusion

Public notification is not required.

5.2 – LIMITED NOTIFICATION STEPS - SECTION 95B

As determined in section 5.1, public notification is not required. Pursuant to section 95B of the Resource Management Act, a 4 step process must therefore be followed to determine if limited notification is required.

Step 1 – Certain affected groups/persons must be notified

Limited notification is mandatory for certain groups/persons.

Are there affected customary rights groups?	No
Are there affected customary marine title groups (for accommodated activities)?	No
Is the proposal on or adjacent to, or may affect, land that is subject to a statutory acknowledgement and whether the person to whom the statutory acknowledgement is made affected under section 95E?	No

Limited notification is not required under step 1.

Step 2 – Limited notification is precluded in certain circumstances

Limited notification to any other persons not referenced in step 1 is precluded in certain circumstances (unless special circumstances apply under step 4).

Are all activities in the application subject to a rule in a Plan or National Environmental Standard precluding limited notification?	No
Is the application for the following, but no other activity: ▪ A controlled activity (other than a subdivision) under the District Plan	No

Limited notification is not precluded under step 2.

Step 3 – Certain other persons must be notified

If limited notification is not precluded under step 2, limited notification is required for any persons found affected under s95E.

Are any of the following persons 'affected' under s95E? ▪ For 'boundary activities' an owner of an allotment with an 'infringed boundary'	N/A
For all other activities, are there any affected persons in accordance with s95E?	No (see below assessment)

In accordance with s95E are there any affected persons?

Section 95E(3)(a) stipulates that those individuals who give written approval to a proposal cannot be considered to be an affected person/s. No persons have given written approval.

In accordance with section 95E, I have considered whether the proposal could adversely affect any other persons. I consider there to be no affected persons as the potential environmental effects will be less than minor for the following reasons:

<u>Persons at 1500 Coast Road (Part Parangarahu No.2 C Block and Part Parangarahu No.2 C Block)</u>

- This adjacent property is located to the north of the application site and currently has a resource consent to be utilised as visitor accommodation units. Given the large site area of both the application site and 1500 Coast Road, the locations of the proposed earthworks will largely not be visible when viewed from 1500 Coast Road. The location of all the visitor accommodation units will be west facing so the proposed earthworks will not be visible from these units. While the primary access to 1500 Coast Road is not along the access on 1700 Coast Road that is proposed to be upgraded, this is

utilised as a secondary access in the event that Pencarrow Coast Road is closed, or a mobility impaired person requires transportation. Regardless, the proposed earthworks will have less than minor visual amenity effects and effects on the topography for persons at 1500 Coast Road.

Persons at 1435 Coast Road (Lot 1 DP 437541), 1469 Coast Road (Lot 2 DP 437541), 1497 Coast Road (Lot 3 DP 437541) & 1515 Coast Road (Lot 4 DP 437541)

- These adjacent properties are located of the east of the application site, across the opposite side of Coast Road and all contain a single residential dwelling with associated accessory buildings. Appendix 3 of the AEE demonstrated that the distance from the proposed earthwork's locations to each of the existing dwellings on these properties ranges from 400m – 800m. I consider that the proposal to be sufficiently distanced from all these adjacent properties to mitigate any potential visual amenity effects and effects on the natural topography on persons at the above properties to be less than minor.

General Effects

- The location of the proposed earthworks has no known cultural significance according to council GIS systems, but it is noted that the entire application site has some historical and cultural significance which is largely contained in the western and southern portion of the site. Therefore, I consider that the location of the proposed earthworks to have less than minor historical and cultural effects on persons at all the above adjacent properties.
- While it is acknowledged that the proposed earthworks are located close to a steep slope, there has been no known history of slips or other natural hazards on the application site. The proposed earthworks will not cut into any large steep slopes but rather smaller mounds adjacent to the existing access. Therefore, I consider the proposal to have less than minor natural hazard effects on all the above adjacent properties.

Limited notification is not required under step 3.

Step 4 – Limited notification is required under special circumstances

If limited notification is not required under step 3, limited notification may still be warranted where there are special circumstances.

Do special circumstances exist that warrant notification of any persons to whom limited notification would otherwise be precluded?	No

For the reasons outlined under step 4 in section 5.1 above I do not consider there to be any special circumstances that warrant limited notification of this proposal.

Conclusion

Limited notification is not required.

5.3 – NOTIFICATION DECISION

In accordance with the notification steps identified in sections 5.1 & 5.2 above, the application shall proceed on a non-notified basis.

6. DETERMINING THE APPLICATION

Section 104 requires, when considering a resource consent application, that Council must, subject to Part 2, have regard to any actual or potential effects on the environment; any measure agreed or proposed by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any negative effects; any relevant provisions of a National Environmental Standard; other regulations; a National Policy Statement; a New Zealand Coastal Policy Statement; a Regional Policy Statement or proposed Regional Policy Statement; a plan or proposed plan; and any other matter the consent authority considers relevant and reasonably necessary to determine the application.

6.1 – ASSESSMENT OF ACTUAL OR POTENTIAL EFFECTS ON THE ENVIRONMENT UNDER S104(1)(A)

Section 104(1)(a) of the RMA states that when considering an application for a resource consent, the consent authority shall have regard to any actual and potential effects on the environment prior to authorising the activity

Actual or Potential Environmental Effects:
An assessment of the effects on the environment has been made above. The matters discussed and the conclusions reached are also applicable with regard to the adverse effects assessment under section 104(1)(a) of the Act, the following additional assessment is also considered relevant:

Slope Stability Effects
The proposed cut will see a maximum of 8m vertical being undertaken on ‘area E’ on the plans. To the east of ‘area E’ is a 45m vertical slope leading to base of the tracks. Therefore, the stability of larger cuts being undertaken is important to ensure that vehicles utilising the tracks can do so in a safe manner. Therefore, I consider that a condition of consent appropriate to ensure that a geotechnical engineer provide designs for the larger cuts to mitigate any potential slope stability effects to an acceptable degree.

Historical or Cultural Significance
Baring Head is subject to a number of different mapped cultural and archaeologically significant sites, which are mainly located in the western and southern portion of the property. While the location of the proposed earthworks will be sufficiently separated from all the locations of these mapped locations, it is acknowledged that the expanse of these mapped locations and potential for unmapped historical / cultural significant locations is possible due to the significance of the application site as a whole. The location of R28/4 – Karaka Trees is indicated to be a minimum of 68.3m from the work site as indicated by its location on Council’s GIS systems. The application was accompanied by the New Zealand Archaeologcal Association (‘NZAA’) maps which indicates this being in a different location, which is closer to the proposed works. Due to the uncertainty regarding the location of R28/4, it is considered appropriate to ensure that a condition of consent be imposed requiring archaeological supervision during works close to these trees. Therefore, I consider that an accidental discovery protocol condition will mitigate any potential effects on historical and culturally significant sites to an acceptable degree.

Positive Effects:

When assessing the effects of an activity, positive effects on the environment should be included. This was reinforced by the High Court in its decision in *Elderslie Park v Timaru District Council*, stating that:[2]

> *"To ignore real benefits that an activity for which resource consent is sought would bring necessarily produces an artificial and unbalanced picture of the real effect of the activity".*

The proposed earthworks will facilitate easier vehicle access to Baring Head, including the ability for fire trucks to be able to access the property from Coast Road. Baring Head is considered to be an extreme fire risk due to the extremely low rainfall, dry vegetation and high windspeeds, which would result in any fire spreading quickly across the property. Therefore, there is a need for quick fire response in the event of fire outbreak. Therefore, I consider the upgrading and widening of the access tracks to have a positive effect in the preservation of the entirety of Baring Head.

Conclusion

I consider the actual or potential effects on the environment to be acceptable for the reasons outlined above.

6.2 – ASSESSMENT OF THE RELEVANT PROVISIONS OF THE DISTRICT PLAN UNDER S104(1)(B)

Objectives and policies of the District Plan

I consider the proposal is consistent with the relevant District Plan objectives and policies identified below:

Chapter 8B – General Rural Activity Area

- ***Objective 8B 1.1.1*** *– To maintain and enhance the open character and amenity values which are prevalent in rural areas.*
  - ***Policy 8B 1.1.1(a)*** *– To allow for those activities which are appropriate in rural areas and which maintain and enhance the open character and amenity values of rural areas together with the intrinsic values of ecosystems.*
  - ***Policy 8B 1.1.1(b)*** *– To ensure that sites are of a size that the open space character and amenity values of rural areas are maintained and enhanced.*
  - ***Policy 8B 1.1.1(c)*** *– The preservation of the natural character of wetlands, lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development.*

The proposed earthworks will largely be around existing tracks, which have already had curt earthworks undertaken on them in their creation. This will result in the post-earthed area being a continuation of the existing tracks and retain the open character of the rural area and the large application site. The proposed earthworks are separated from any lake, river or wetlands as to ensure that they are protected from the earthworks. This in conjunction with an

[2] *Elderslie Park Ltd v Timaru District Council* [1995] NZRMA 433 (HC) at 18.

appropriate sediment erosion condition will ensure that the proposal is consistent with Objective 8B 1.1.1(a) and Policies 1.1.1(a) – (c).

- ***Objective 8B 1.1.3*** *– To ensure that adverse effects arising from activities are appropriately managed to ensure slope stability and soil conservation.*
  - ***Policy 8B 1.1.3(a)*** *– To manage the use of land characterised by steep topography and poor soils so as to ensure slope stability and soil conservation.*

While the proposed earthworks will be situated around sloped areas, the exact locations of the earthworks will be on flat portions of the existing tracks and will only see cut being undertaken onto smaller slopes, Therefore, I consider that the proposal will be consistent with Objective 8B 1.1.3 and Policy 8B 1.1.3(a).

- ***Objective 8B 1.1.5*** *– To allow rural areas to be used for recreation and leisure activities where amenity values and character are not adversely affected.*
  - ***Policy 8B 1.1.5(a)*** *– To allow for activities which provide recreational opportunities or ancillary facilities that support recreational activities.*

The application site is already utilised as a recreation and leisure space for visitors to enjoy the reserve land. I consider that the proposed earthworks will increase the recreation opportunities on the application site, allowing for easier access to the site by vehicles. Therefore, I consider that the proposal will be consistent with Objective 8B 1.1.5 and Policy 8B 1.1.5(a).

<u>Chapter 14E – Significant Natural, Cultural and Archaeological Resources</u>

- ***Objective 14E 1.1*** *– To identify and protect significant natural, cultural and archaeological resources in the City from inappropriate subdivision, use and development.*
  - ***Policy 14E 1.1(a)*** *– That a schedule of significant natural, cultural and archaeological resources within the City be compiled.*
  - ***Policy 14E 1.1(b)*** *– That it be recognised that new significant natural, cultural and archaeological resources may be discovered, and added to the schedule of significant resources.*
  - ***Policy 14E 1.1(c)*** *– That any activity or site development shall not modify, damage or destroy a significant natural, cultural or archaeological resource.*
  - ***Policy 14E 1.1(d)*** *– That any activity or site development shall not compromise the natural character or visual amenity values of a significant natural, cultural or archaeological resource.*
  - ***Policy 14E 1.1(g)*** *– That any activity or site development will take into account new findings of significant natural, cultural and archaeological resources.*
  - ***Policy 14E 1.1(h)*** *– That the cultural significance of these natural resources be recognised and protected.*
  - ***Policy 14E 1.1(i)*** *– That any activity or site development shall not modify, damage or destroy the intrinsic values of the ecosystems of a significant natural, cultural or archaeological resource.*

The proposed site development works will be situated 68.3m from the location of R28/4 as indicated by the District Plan Maps. As the application was submitted with the NZAA maps that indicate a different closer location of R28/4 to the earthwork's location, it is considered that a condition of consent be imposed to ensure that the proposed works does not damage or destroy the historic and archaeological site. It is also acknowledged that given the historic, cultural and archaeological significance of Baring Head, that new findings of significant natural, cultural and archaeological resources can occur. As such an accidental discovery protocol condition will be imposed. Through the imposition of these two conditions, I consider that the proposal will be consistent with the above objectives and policies of Chapter 14E - Significant Natural, Cultural and Archaeological Resources

Chapter 14I – Earthworks

- ***Objective 14I 1.1.1*** *– To ensure that earthworks are designed to maintain the natural features that contribute to the City's landscape.*
  - ***Policy 14I 1.1.1(a)*** *– To ensure that earthworks are designed to be sympathetic to the natural topography.*
  - ***Policy 14I 1.1.1(b)*** *– To protect significant escarpments, steep hillside areas, and the coastal area by ensuring that earthworks are designed to retain the existing topography, protect natural features, and prevent erosion and slips.*

The proposed works will be around existing pathways and earthworked areas. This will result in the earthworks being sympathetic to the existing character and topography of the application site. While the earthworks will be around existing tracks, it is noted that some locations have steep topography and as a such the prevention of erosion and slips can occur through the imposition of a suitable earthworks management plan condition of consent. The application site is large, resulting in the proposed earthworks being indiscernible once the earthworks have been completed. Therefore, I consider that the proposal will be consistent with Objective 14I 1.1.1 and Policies 14I 1.1.1(a) & (b).

- ***Objective 14I 1.1.2*** *– To ensure earthworks do not affect adversely the visual amenity values, cultural values or historical significance of an area, natural feature or site.*
  - ***Policy 14I 1.1.2(a)*** *– To protect the visual amenity values of land which provides a visual backdrop to the City.*
  - ***Policy 14I 1.1.2(b)*** *– That rehabilitation measures be undertaken to mitigate adverse effects of earthworks upon the visual amenity values.*
  - ***Policy 14I 1.1.2(c)*** *– To protect any sites with historical significance from inappropriate earthworks.*
  - ***Policy 14I 1.1.2(d)*** *– To recognise the importance of cultural and spiritual values to the mana whenua associated with any cultural material that may be disinterred through earthworks and to ensure that these values are protected from inappropriate earthworks.*

The application site is a large 284.6ha, resulting the number of earthworks being undertaken being indiscernible when viewed in the context of the application site. While the application site has historical, cultural and archaeological significant areas throughout the site, the location of the earthworks will be separated from all these mapped areas. An accidental discovery protocol condition will be imposed in the instance that any historical, cultural or

archaeological feature is discovered during the earthworks. Therefore, I consider the proposal to be consistent with Objective 14I 1.1.2 and Policies 1.1.2(a) – (d).

6.3 – ASSESSMENT OF THE RELEVANT PROVISIONS OF OTHER STATUTORY PLANNING DOCUMENTS UNDER S104(1)(B)

New Zealand Coastal Policy Statement 2010

While the application site does consist of the southern and western portions being located within the Coastal Environment (SNR: 9), the location of the proposed earthworks will be located outside of the bounds of the Coastal Environment. Therefore, the New Zealand Coastal Policy Statement 2010 is not considered relevant to this application.

I consider that there are no other relevant provisions of national environmental standard, other regulations, national policy statement, regional statement or proposed regional policy statement that regard must be had.

6.4 – PURSUANT TO S104(1)(C) ARE THERE ANY OTHER MATTERS RELEVANT AND REASONABLY NECESSARY TO DETERMINE THE APPLICATION?

I consider there are no other matters relevant and reasonably necessary to determine the application.

6.5 – PART 2 OF THE RESOURCE MANAGEMENT ACT 1991

In the Davidson v MDC 2018 Court of Appeal case, it was determined that If a plan has been competently prepared under the Act it may be that in many cases the consent authority will feel assured in taking the view that there is no need to refer to Part 2 because doing so would not add anything to the evaluative exercise.[3] As there are no known uncertainties or incompleteness with the relevant part of the District Plan, I consider that no further assessment against Part 2 of the RMA is necessary.

6.6 – SUBSTANTIVE DECISION

In accordance with s 104C, I have considered those matters over which discretion is restricted in a national environmental standard or other regulations or plan or proposed plan and have decided to grant the application subject to conditions under s 108 relating to those matters over which discretion is restricted.

7. CONDITIONS OF RESOURCE CONSENT

In accordance with s 108 of the Resource Management Act 1991, resource consent has been granted subject to the following conditions:

1. That the proposal is carried out substantially in accordance with the information and approved plans submitted with the application and held on file at Council, these are as follows:

[3] *R J Davidson Family Trust v Marlborough District Council* [2018] NZCA 316 at 75

- Baring Head Main Road Escarpment upgrade 2024 SITE C & D – Pages 1 -10
- Baring Head Main Road Escarpment upgrade 2024 SITE E – Pages 1 – 13

2. That the consent holder advises Council (enforcement@huttcity.govt.nz at least two working days before any work starts on site; and that the consent holder also supplies the name, phone number and address of the main contractor and, if applicable, the same details for the earthworks company.

   Advice notes:
   - *When given notice of a start date, a compliance officer will suggest an on-site meeting to run through a checklist of things to make sure the project runs as smoothly as possible. This service is included in the resource consent application fee. Using it could avoid difficulties later on. Please note that additional monitoring visits will be charged at $220 per hour.*
   - *Notification of work commencing is separate to arranging building inspections.*

3. Prior to the commencement of work at site E, the consent holder shall submit an Earthworks Management Plan ('EMP') specific to the earthworks at this site. The EMP shall include, but not limited to:
   - Identify what sediment and erosion control measures will be installed on-site to ensure that dust is prevented from blowing beyond the site boundaries and sediment prevented from entering any stream, waterway or wetland. Sediment and erosion control shall be undertaken in accordance with Greater Wellington Regional Council's erosion and sediment control guidelines issued in September 2002, reprinted June 2006.
   - Recommendations, made by a qualified geotechnical engineer for excavation methodology and stabilisation for any cut being undertaken that exceeds 3m in vertical height.

4. For site E, that the consent holder installs and maintains sediment control measures, and undertakes earthworks, in compliance with the approved Earthworks Management Plan under condition 3.

5. For site E, the consent holder shall submit final earthworks plans on completion of the works which incorporate the recommendation of the suitability qualified geotechnical engineer, required under condition 3 above. No later than 1 month upon completion of works, photo evidence shall be submitted to Hutt City Council Compliance Team which demonstrate the works were undertaken in accordance with these recommendations and the final earthworks plans.

6. In the event of an archaeological site, waahi tapu, taonga or koiwi being discovered or disturbed during the activities authorised by this consent, the consent holder must immediately cease further work and, within 24 hours, inform:
   a. The local iwi and hapu; and
   b. Heritage NZ National Office; and
   c. The Police; and
   d. The Hutt City Council

Further work at the site must be suspended while iwi carry out their procedures for removal of taonga. The Council's Consent Monitoring Team will advise the Consent Holder when work at the site may recommence.

Advice Notes: *In the event that human remains are found the Police should be contacted immediately. All works must cease until advice is given that works can recommence. Iwi representatives from Port Nicholson Block Settlement Trust, Ngāti Toa Rangatira and Wellington Tenths Trust must be contacted. Heritage NZ, National Office, can be contacted on (04) 472 4341.*

7. During earthworks, the consent holder shall ensure that a suitably qualified archaeologist is present for any work within 15m of a site identified as a significant archaeological resource R28/4 – Karaka Trees as indicated by New Zealand Archaeological Association maps.

Processing Planner:

Vincent Ashman
Senior Resource Consents Planner

Peer reviewer:

Alicia Todd
Consultant Resource Consents Planner

Delegated authority for approval:

Anna Martin
Resource Consents and Compliance Manager

Application lodged: 11 April 2024
Payment received date: 15 April 2024
s88G hold start date: 8 May 2024
s88G hold released date: 13 May 2024
Application approved: 14 May 2024
No of working days taken to process the application: 18

8. NOTES:

- In accordance with section 357 of the Resource Management Act 1991, the consent holder is able to object to the conditions of the consent. The consent holder must submit reasons in writing to Council within 15 working days of the date of this decision.

- In accordance with section 120 of the Resource Management Act 1991, the applicant or the consent holder may appeal to the Environment Court against the whole or any part of this decision by the consent authority.

- The consent lapses, in accordance with section 125 of the Resource Management Act 1991, if the proposal is not given effect to within five years.

- The consent holder and future residents of the development should be aware that there is no right or assurance to on-street parking within the vicinity of the development. The availability of on-street may change at any time based on the council's requirements and priorities. The developer is explicitly advised not to advertise units with the inclusion of on-street parking as a feature.

- The consent applies to the application as approved by Council. The consent holder should notify Council if there are changes to any part of the plans. Council may require that the consent holder submits a new resource consent application.

- The proposal has been assessed against the requirements of the city's District Plan. Bylaws may apply to the proposal that may require separate approval from Council before starting any site works. See huttcity.govt.nz for a full list of bylaws.

- The proposal has not been checked for compliance with the Building Act 2004. No associated building work should start without first getting a building consent.

- The consent is not a licence to create adverse effects such as unwarranted dust, noise or disruption. It does not change the legal duty to avoid, remedy or minimise such effects. Council may enforce the provisions of the Resource Management Act 1991 if the consent holder fails to meet this obligation.

- Failure to comply with an abatement notice may result in Council imposing an infringement fine or initiating prosecution.

- Advice note from Heritage New Zealand: The property has, or is likely to have been occupied prior to 1900. Any disturbance of land or damage or destruction of any building or structure associated with human activity prior to 1900, may require an archaeological authority from Heritage New Zealand under the Heritage New Zealand Pouhere Taonga Act 2014. Please contact Heritage New Zealand for further information.

- Before commencement of any work within the legal road corridor, including the laying of services, application is to be made for a Corridor Access Request (CAR). A CAR request can be made through contacting BeforeUdig either on their website: beforeudig.co.nz or

0800 248 344. Work must not proceed within the road reserve until the CAR has been approved, including the approved traffic management plan if required.

- Constructing, modifying or repairing a vehicle crossing requires separate Council approval, in addition to the approved resource consent. The vehicle crossing is to be constructed in accordance with Council's standards and codes. For more information contact the Transport Division via (04) 570 6881 or click the following link: https://www.huttcity.govt.nz/services/roads-and-parking/roads/vehicle-crossings

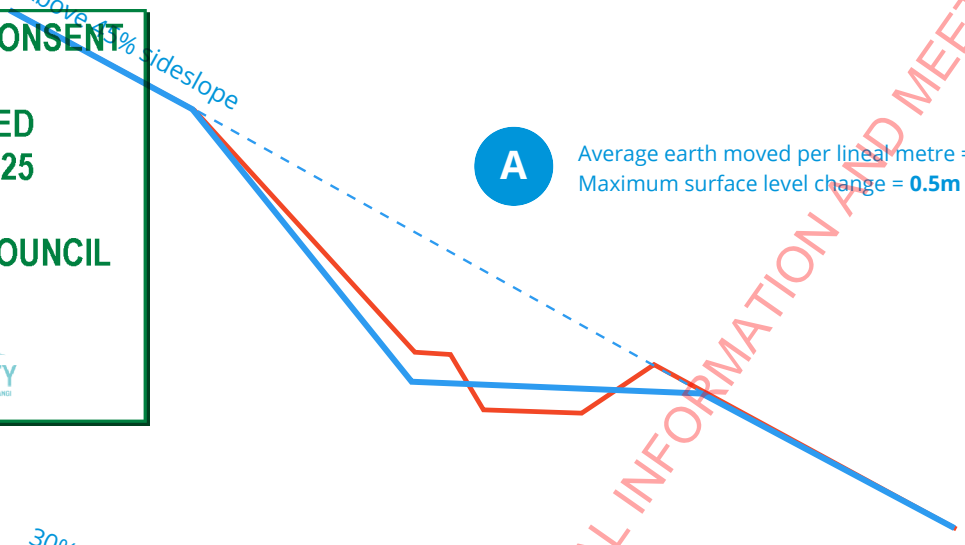
BAMBA Electric Avenue MTB Trail Rebuild

DECISION: Approved Plans RM240324
DATE: 15.01.25

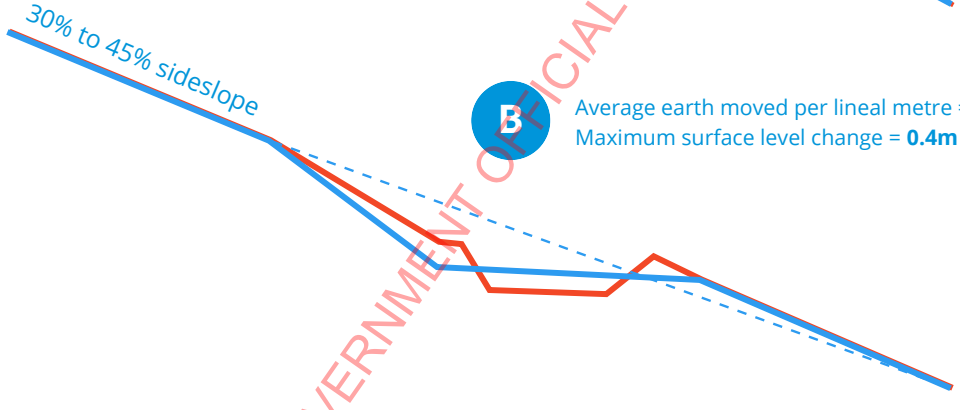
1.0 Reshaping of existing trail

Existing
Proposed
Fallslope

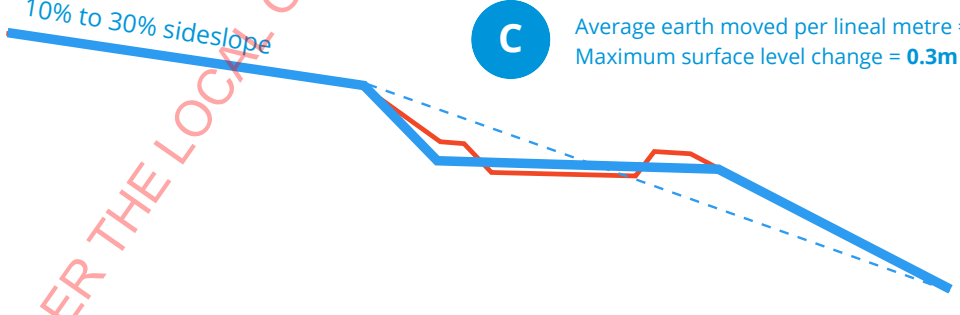
RESOURCE CONSENT
GRANTED
15/01/2025
HUTT CITY COUNCIL
HUTT CITY TE AWA KAIRANGI



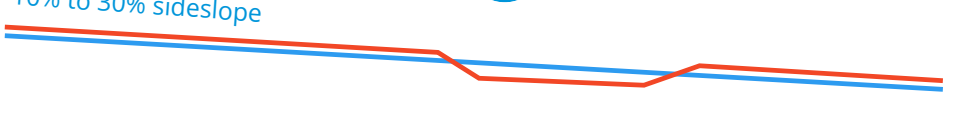
A
Average earth moved per lineal metre = **0.3m³**
Maximum surface level change = **0.5m**



B
Average earth moved per lineal metre = **0.25m³**
Maximum surface level change = **0.4m**



C
Average earth moved per lineal metre = **0.2m³**
Maximum surface level change = **0.3m**



D
Average earth moved per lineal metre = **0.2m³**
Maximum surface level change = **0.3m**

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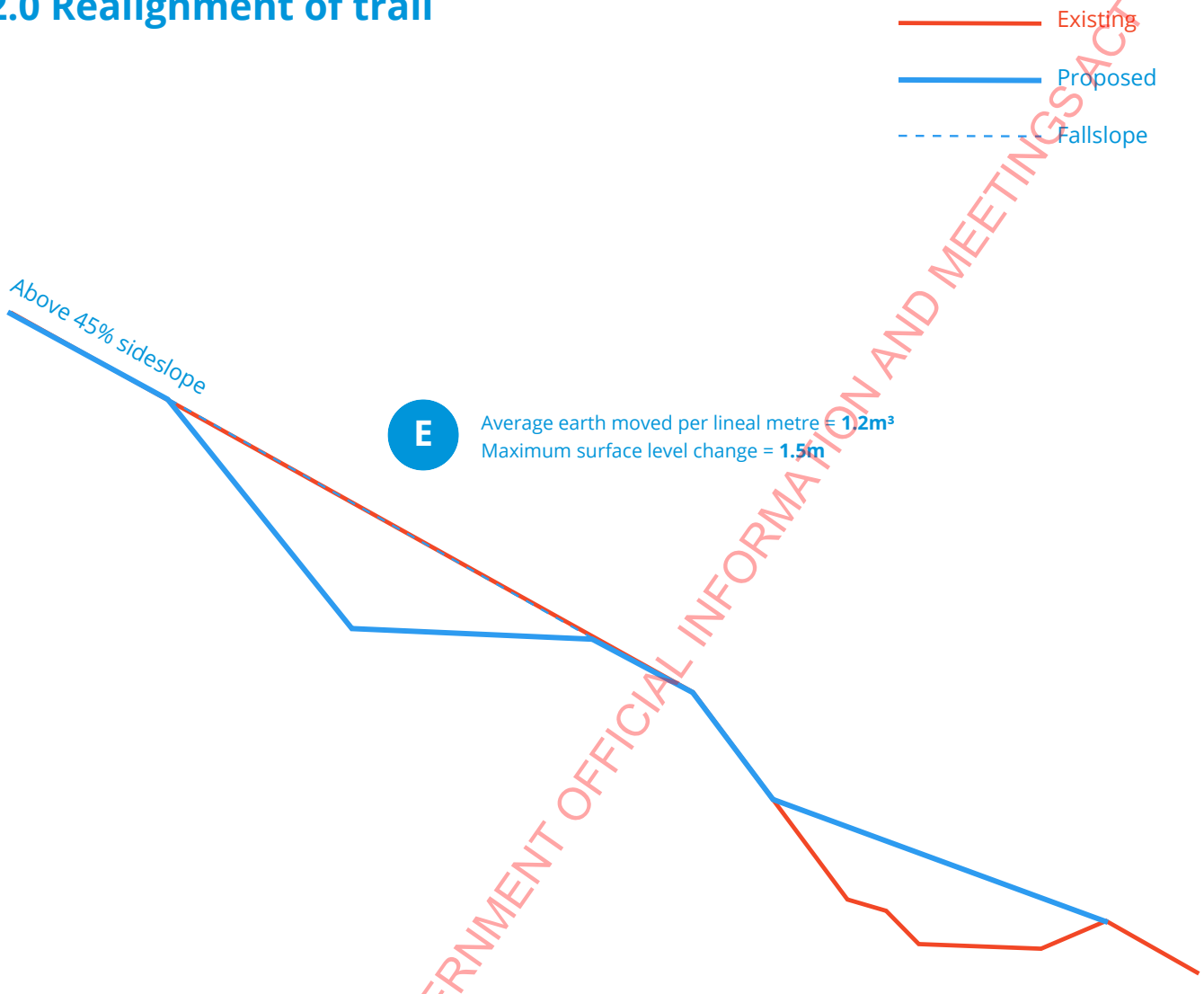
DECISION: Approved Plans RM240324
DATE: 15.01.25

2.0 Realignment of trail



RESOURCE CONSENT
GRANTED
15/01/2025
HUTT CITY COUNCIL
HUTT CITY
TE AWA KAIRANGI

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DECISION: Approved Plans RM240324
DATE: 15.01.25

3.0 Trail Plan View

RESOURCE CONSENT

GRANTED
15/01/2025

HUTT CITY COUNCIL

HUTT CITY TE AWA KAIRANGI

A Total Length = **270m**
Earth Moved = **81m³**

B Total Length = **480m**
Earth Moved = **120m³**

C Total Length = **250m**
Earth Moved = **50m³**

D Total Length = **50m**
Earth Moved = **10m³**

E Total Length = **30m**
Earth Moved = **36m³**

Total Estimated Earth Moved = **361m³**

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DECISION: Resource Consent Officers Report RM240324
DATE: 15.01.25

Hutt City Council
30 Laings Road
Private Bag 31912
Lower Hutt 5040
New Zealand
www.huttcity.govt.nz
T 04 570 6666
F 04 569 4290

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RM number: RM240324
Date: 15 January 2025
Applicant: Greater Wellington Regional Council
Agent: Cuttriss Consulting Ltd
Address: PO Box 11-646, Manners Street, Wellington, 6142
nadia.jackson@cuttriss.co.nz
Attention: Nadia Jackson

Vincent Ashman
Environment and Sustainability
T 027 316 5479
Vincent.Ashman@huttcity.govt.nz
Our reference:RM240324

APPROVAL OF RESOURCE CONSENT FOR EARTHWORKS TO UPGRADE AN EXISTING BELMONT AREA MOUNTAIN BIKE ASSOCIATION TRACK LOCATED AT 282 STRATTON STREET, BELMOT LEGALLY DESCRIBED AS SECTION 40 NORMANDALE SETTLEMENT

Council granted consent for the following reasons:

- The imposition of the conditions of consent specified in section 7 of this report will sufficiently mitigate the potential effects to being acceptable.
- The proposed works are considered to be sufficiently separated from all adjoining properties such that the works will have less than minor effects on all persons and the wider environment.
- Conditions imposed on the consent under section 108 of the Resource Management Act 1991 will control, mitigate and remedy any environment effects caused by the proposal.
- The proposal is consistent with the policies and objectives of the city's District Plan.
- Council has given due regard to the New Zealand Coastal Policy Statement, any national, regional or proposed regional policy statement and any other regulations in reaching its decision. Council considers there are no other relevant matters that need to be dealt with.
- The proposal is consistent with the purposes and principles of Part 2 of the Resource Management Act 1991.

1. PROPOSAL

Greater Wellington Regional Council ('GWRC') has employed the services of Ms Nadia Jackson of Cuttriss Consulting Ltd to apply for a resource consent for vegetation removal and earthworks to upgrade an existing mountain bike track maintained by Belmont Area Mountain Bike Association ('BAMBA') at 282 Stratton Street, Belmont. The Assessment of Environment Effects ('AEE') submitted with the application provides a detailed description of the proposal (p.10 – 12), which I adopt for the purpose of this report.

> *"The applicant seeks to carry out earthworks and vegetation clearance to maintain and upgrade the existing BAMBA Track to restore its original flow and style and increase rider engagement and enjoyment.*
>
> *Earthworks*
> *The earthworks required for the track realignment is conservatively estimated to be 361m^3 with a maximum vertical height change of 1.5m in discreet locations. Plans of the proposal are attached at Appendix B.*
>
> *A detailed Draft Sediment Management Plan is attached at Appendix C. A Summary of rebuild work required (equipment: 1.7 tonne excavator and manual labour) includes:*
>
> 1. *Re-bench and re-shape the entire length of the trail to bring it back to its original width.*
> 2. *Rebuild and reshape existing corners to allow riders to carry more speed between corners. This will increase trail flow and rider enjoyment.*
> 3. *Install larger diameter drainage to allow the trail to drain properly and minimize silt buildup.*
> 4. *Create additional features to add to rider enjoyment (jumps, rollers, berms).*
> 5. *Re-route of 10m section between 1st and 2nd switchback to curve and lengthen the track and minimise the steep grade and reduce braking required.*
> 6. *Bring 4th switchback back 5m to minimise the uphill and widen the radius of the corner. Some extra fill generated by this can help minimize the low spot after the corner.*
> 7. *Install drainage along the last straight leading into the final 3 three corners to create sweeps, which is currently steep and prone to water erosion and braking bumps.*
>
> *The following mitigation methods are proposed to be adopted to control and minimise erosion and sedimentation effects throughout the works and after completion:*
>
> - *Experience and supervision: trail rebuild completed by an experienced professional trail builder ("Slack Trails").*
> - *Timing: works limited to late spring/early summer to reduce wet weather and erosion potential.*
> - *Re-use and Stabilisation*
>   - *all clay and rocky soils moved will be re-used in the trail alignment, e.g. silted rolling dip reversal excavations will be re-compacted into rollers and berms, rut excavations will be re-compacted into the riding surface.*

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  - *A firm and stable trail surface will be compacted by multiple passes of excavator tracking and bucket tamping.*
  - *A vibrating plate compactor may be used for discrete features such as berm and table-top jumps.*
  - *The compacted surface continues to harden with rider use and un baking.*
- *Topsoil Placement and Vegetation*
  - *small amounts of organic topsoil cleaned off the trail alignment (e.g. edge growth and accumulation) will be placed carefully into the adjacent vegetation to support ongoing vegetation regeneration.*
  - *No substantive native trees will be removed as these have been planted over the years by volunteers. Minor plants and shrubs that have encroached on the trail alignment (including gorse and broom) will be removed and placed carefully into adjacent vegetation.*
- *Streams and Vegetation Buffer*
  - *No stream crossings or culverts will be constructed. The last 50m of trail rebuild is adjacent to a small stream buffered by approximately 5m width of native trees and grasses.*
  - *The trail crosses the stream in one location with a pre-exiting culvert that will not be altered.*
  - *Haybales or silt fences will be placed in any drainage swales below unfinished/uncompacted trail overnight or when rain is due (during construction) to minimise any soil movement.*

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Figure 1: Proposed upgrading

2. SITE DESCRIPTION

Upon undertaking a site visit of the application site dated 16 December 2024, I consider that the description of the application site provided within Ms Jackson's AEE to be accurate and true and therefore is adopted for the purpose of this report. To avoid repetition, this site description will not be repeated here, but to summarise:

- The application site is known as 282 Stratton Street, Normandale, which makes up part of the wider Belmont Regional Park.
- The application site has a number of mountain bike tracks, of which the subject track is one of these, being a grade 3 (intermediate grade) which is indicated as "Track 302" in figure 2 also known as 'Electric Avenue'.

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- The Korokoro Stream passes through the application site from north to south, being 50m away from the track.
- The track can be accessed from both 282 Stratton Street (bottom of the track) and 300 Hill Road, Belmont (top of the track).

As is characterised by mountain bike tracks, the track sees a 100m vertical drop over the 1,080m long track. The location of the track is also partially underneath the Transpower National Grid, but upon undertaking a site visit of the application site, it was evident that the transmission wires are located at a substantially higher height, not being obstructed by the track or works on the track.

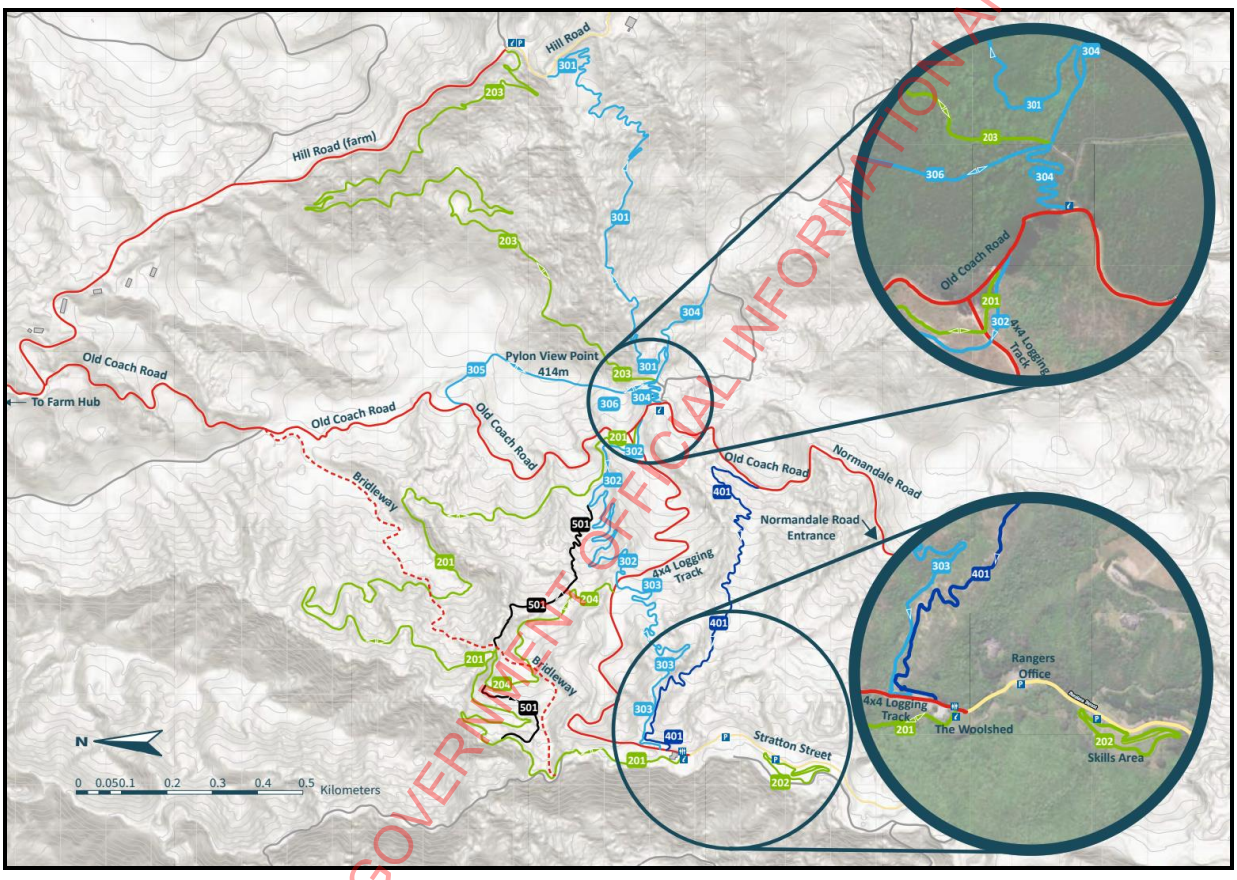

Figure 2: Mountain bike tracks located on application site

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Figure 3: Location of BAMBA track with district plan notions

3. RELEVANT PLANNING RULES AND REGULATIONS

District Plan

The District Plan is the appropriate planning instrument with which to assess the proposal. Rules relating to the General Recreation Activity Area, which this proposal falls within, are contained in the following chapters of the District Plan:

- Chapter 7A – General Recreation Activity Area
- Chapter 13 – Network Utilities, Including the National Grid
- Chapter 14 – General Rules

The proposal requires resource consent for the following District Plan non-compliances:

Chapter 7A – General Recreation Activity Area

Rule	Condition	Compliance
7A 2.1 – Permitted Activities		
7A 2.1(a)	Recreation activities and ancillary activities.	**Applicable** – The proposal is for upgrades to an existing mountain bike track used for recreation purposes.
7A 2.1.1 – Permitted Activities Conditions		
7A 2.1.1(a)	Where sites adjoin residential activity areas all buildings and structures must be sited 6.0m from the residential boundary.	**N/A** – No buildings or structures are proposed, and the application site is not adjoining a residential site.
7A 2.1.1(b)	Maximum Height of Buildings and Structures: 8.0m.	**N/A** – No new buildings or structures are proposed
7A 2.1.1(c)	Where buildings and structures adjoin a residential activity area, all parts of the building or structure must comply with the recession plane requirements of the adjoining residential activity area.	**N/A** – No buildings or structures are proposed, and the application site is not adjoining a residential site.
7A 2.1.1(d)	(i) A maximum of 15% of the area of the site may be	**N/A** – The application site s delineated

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	covered by buildings and structures; (ii) Buildings and structures must not exceed 100m^2; and (iii) Where buildings and structures adjoin a residential activity area the separation yard shall be landscaped for a minimum depth of 3m. (iv) All new buildings and structures or additions in the Primary or Secondary River Corridor with a gross floor area of 20m^2 or less and with a setback of 20m or more from a flood protection structure. Condition d. does not apply to the area delineated as the Belmont Regional Park and the East Harbour Regional Park.	as the Belmont Regional Park and therefore is excluded from the requirements to comply with 7A 2.1.1(d)
7A 2.1.1(e)	Any activity which requires outdoor areas to be lit must ensure that direct or indirect illuminance does not exceed 8 lux at the windows of a dwelling on a neighbouring site.	**N/A** – No lighting is proposed.
7A 2.1.1(f)	All organised activities must operate between the hours of 7.00am and 10.00pm, from Monday to Thursday inclusive and Sunday; and between 7.00am and 12 midnight on Fridays and Saturdays. This provision does not apply to temporary activities and filming activities and to overnight stays.	**Will Comply** – The proposed earthworks and upgrading of the BAMBA track will be done within these operation hours.
7A 2.1.1(g)	Outdoor storage areas shall be screened from adjoining sites and roads by either planting or a close- boarded fence/wall with a minimum height of 1.8m.	**N/A** – No outdoor storage areas are proposed.
7A 2.1.1(h)	Retailing shall be limited to the sale of food and beverages for consumption on site, the sale of tickets, recreation and sporting equipment directly related to the type of recreation activity occurring on the site. The size of the retail facility must not exceed 100m^2 gross floor area.	**N/A** – No retail activities are proposed.
7A 2.1.1(i)	Motorised activities are not permitted. This condition excludes park management and maintenance vehicles for all General Recreation Activity Areas, and farming operation vehicles only in the Belmont Regional Park and East Harbour Regional Park.	**Will Comply** – The proposed earthworks will require the use of motorised vehicles to undertake the works. But, as these are considered to be park management and maintenance vehicles these are excluded.
7A 2.1.1(j)	At the Bracken Street Depot, Bracken Street, Petone, Section 979 Hutt District, SO 33425, in addition to the above conditions, the following shall apply - (i) No retail sales are permitted directly from the site. (ii) All parking to comply with the design standards in Chapter 14A -; Transport.	**N/A** – The application site is not located at the Bracken Street Depot.
7A 2.1.1(k)	Buildings and Structures within the 1 in 100-year flood extent (see Planning Map G1): In addition to the other Permitted Activity Conditions, the following shall apply in this area: (i) All buildings and structures shall have a floor level above the 1 in 100-year flood level.	**N/A** – No new buildings or structures are proposed to be constructed.
7A 2.1.1(l)	Compliance with all General Rules - see Chapter 14.	**Will Comply** – While earthworks are proposed for the upgrading works, the use of the track for recreation purposes will be compliant with Chapter 14. The proposed earthworks is considered to be regulated by that of Chapter 14I.

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Therefore, I consider the proposal to not require resource consent under the rules and conditions of Chapter 7A of the District Plan.

Chapter 13 – Network Utilities, Including the National Grid

Rule	Condition	Compliance
13.4 – National Grid Rules		
13.4.1 – Permitted Activities		
13.4.1	In all activity areas, buildings and structures less than 2.5m in height and less than 10m^2 in area located within the National Grid Yard, that meet all the permitted activity conditions of that activity area, provided that they are not being used for a Sensitive Activity.	**Will Comply** – No building or structures are proposed.

Therefore, the proposal can comply with the requirements of a permitted activity under Chapter 13 of the District Plan.

Chapter 14E – Significant Natural, Cultural and Archaeological Resources

Rule	Condition	Compliance
14E 2 – Rules		
14E 2.1 – Permitted Activities		
14E 2.1(a)	In all activity areas, significant natural, cultural and archaeological resources (these are listed in Appendix Significant Natural, Cultural and Archaeological Resources 1 and shown on the Map Appendices).	**Will Comply** – This rule permits the significant natural and cultural resources located on the application site.
14E 2.1(b)	In all activity areas, activities and works associated with the protection, preservation, enhancement and conservation of significant natural, cultural and archaeological resources.	**N/A** – The proposal does not consist of works associated with the protection, preservation or enhancement of the significant natural resources or significant cultural resources located on the application site.
14E 2.1(c)	On Pt 1A2 Parangarahu (Baring Head): (i) a single building for the purpose of accommodating a single or two household unit; (ii) farm accessory buildings; and (iii) any earthworks necessary for the creation of the building platforms for i. and ii. above.	**N/A** – The application site is not located at Baring Head, Pt 1A2 Parangarahu
14E 2.1.1 – Permitted Activity Conditions		
14E 2.1.1	On Pt 1A2 Parangarahu (Baring Head): (i) Any new buildings must be located within the building envelope shown on Appendix General Rural 3. (ii) Maximum site coverage of a single building for the purpose of accommodating a single or two household units shall be 300mm^2. (iii) Maximum total site coverage for all farm accessory buildings shall be 300m^2. (iv) Maximum height for all buildings within the building envelope shall be 6.0m. (v) All buildings on the site must be clad with rough textured natural materials. (vi) All building materials used on the site must be of low reflectivity. (vii) If any surface is painted, the level of reflectivity of the paint shall be below 40%. (viii) Any earthworks must be limited to the immediate area of the building platforms.	**N/A** – The proposed activity is not located within Pt 1A2 Parangarahu (Baring Head).
14E 2.2 – Restricted Discretionary Activities		

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14E 2.2(a)	Any activity or site development works identified on or within the boundaries of a significant cultural or archaeological resource, listed under the headings 'Significant Cultural Resources' and 'Significant Archaeological Resources' in Appendix Significant Natural, Cultural and Archaeological Resources 1 and shown on the Map Appendices Significant Natural, Cultural and Archaeological Resources 1A, 1B, 1C and 1D.	**N/A** – While SCR 26 is located at 282 Stratton Street, the location of the proposed track upgrading will not be located within the identified area or within a close proximity. (see figure 2).
14E 2.2(b)	Any activity or site development works identified on or within the boundaries of a significant natural resource, listed under the heading 'Significant Natural Resources' in Appendix Significant Natural, Cultural and Archaeological Resources 1 and shown on the Map Appendices Significant Natural, Cultural and Archaeological Resources 1A, 1B, 1C and 1D and Significant Natural Resource 9 – Coastal Environment 2A, 2B and 2C, with the following exceptions: (i)-(iv) – exclude private properties with the exception of Baring Head	**N/A** – As indicated in figure 2, the location of the proposed track upgrading will not be located within a SNR.

Therefore, it is concluded that the proposal does not require resource consent under Chapter 14E – Significant Natural, Cultural and Archaeological Resources.

Chapter 14I – Earthworks

Rule	Condition	Compliance
14I 2.1 – Permitted Activities		
14I 2.1(a)	Earthworks in all activity areas except Special Recreation Activity Area, Passive Recreation Activity Area, Hill Residential Activity Area and Landscape Protection Residential Activity Area and in Maire Street, Eastbourne, Lot 4 DP 14002 as shown on Appendix Earthworks 1.	**Applicable** – The earthworks are proposed within the General Recreation Activity Area.
14I 2.1(b)	Baring Head, Pt 1A2 Parangarahu, earthworks for the purpose of creating a building platform as shown on Appendix Earthworks 2.	**N/A** – no earthworks are proposed at Baring Head.
14I 2.1.1 – Permitted Activity Conditions		
14I 2.1.1(a)	The natural ground level may not be altered by more than 1.2m, measured vertically.	**Will not Comply** – The proposed earthworks will see a maximum height of 1.5m vertically.
14I 2.1.1(b)	Maximum volume of 50m³ (solid measure) per site.	**Will not Comply** – The proposed earthworks will see 361m³ being undertaken.
14I 2.1.1(c)	Baring Head, Pt 1A2 Parangarahu, as shown on Appendix Earthworks 2, any earthworks must be limited to the immediate area of the building platforms.	**N/A** – No works are proposed at Baring Head.
14I 2.1.1(d)	In the Primary and Secondary River Corridors, earthworks must be a minimum distance of 20m from a flood protection structure.	**N/A** – No works are proposed within the Primary or Secondary River Corridor.

Therefore, the proposed earthworks will require resource consent under Rule 14I 2.2(a) as a Restricted Discretionary Activity.

Overall Activity Status

I consider the proposal to require resource consent as a Restricted Discretionary Activity under Rule 14I 2.2(a). The matters which Council's discretion is restricted is specified in Rule 14I 2.2.1(a) and are as follows:

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i. *Amenity Values:*

The extent to which any earthworks proposal will affect adversely the visual amenity values of the area, and the extent to which the earthworks will result in unnecessary scarring and be visually prominent. The extent to which replanting or rehabilitation works are included as part of the proposal to mitigate adverse effects. Earthworks should not result in the permanent exposure of excavated areas.

ii. *Existing Natural Features and Topography:*

The extent to which the proposed earthworks reflect natural landforms, and be sympathetic to the natural topography.

iii. *Historical or Cultural Significance:*

The extent to which the proposed earthworks will affect adversely land and features which have historical and cultural significance.

iv. *Natural Hazards:*

Consideration should be given to those areas prone to erosion, landslip and flooding. Excavation should not increase the vulnerability of people or their property to such natural hazards. In the Primary and Secondary River Corridors of the Hutt River, consideration should be given to the effects on the flood protection structures.

National Environmental Standards

The proposal does not require assessment under any National Environmental Standards.

4. PERMITTED BASELINE

The permitted baseline test has been defined by case law as comprising non-fanciful (credible) activities that would be permitted as of right by the plan in question. [1]

Using the permitted baseline test, Council has the discretion to disregard any effects that could be established from that of a permitted activity. It is only the adverse effects over and above those forming a part of the baseline that are relevant when considering who is 'affected' and whether effects are considered to be more than minor.

It is acknowledged that a maximum of 50m^3 of earthworks can be undertaken at a maximum of 1.2m vertical cut / fill as a permitted activity on the application site. Given the scale of the earthworks being proposed, it is considered that this permitted baseline is of limited relevance to the application.

5. NOTIFICATION ASSESSMENT

Council must assess any resource consent application under s 95 of the Resource Management Act 1991 to determine whether a resource consent application should be notified. The Resource Management Act 1991 details a four step process that must be followed and triggers or precludes notification of applications in certain circumstances. The

[1] *Smith Chilcott Ltd v Auckland City Council* [2001] 3 NZLR 473 (CA)

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sections below follow the four step process for public notification (under s 95A) and limited notification (under s 95E).

5.1 – PUBLIC NOTIFICATION STEPS – SECTION 95A

Pursuant to s 95A of the Resource Management Act 1991, this section follows the 4 step process to determine if public notification is required.

Step 1 – Public notification is mandatory in certain circumstances

Public notification is mandatory in certain circumstances.

Has the applicant requested public notification?	No
Is public notification required under s 95C?	No
Is the application made jointly with an application to exchange recreation reserve land under s 15AA of the Reserves Act 1977?	No

Public notification is not mandatory under step 1.

Step 2 – Public notification is precluded in certain circumstances

If public notification is not required under step 1 it may be precluded in certain circumstances (unless special circumstances apply under step 4).

Are all activities in the application subject to a rule in a Plan or National Environmental Standard precluding public notification?	No
Is the application for one or more of the following (but no other) activities? ▪ A controlled activity ▪ A boundary activity with a restricted discretionary, discretionary or non-complying activity status	No

Public notification is not precluded under step 2.

Step 3 – Public notification is required in certain circumstances

If public notification is not precluded under step 2, public notification may be required in certain circumstances.

Is any activity in the application subject to a rule in a Plan or National Environmental Standard that requires public notification?	No
Does the activity have, or is likely to have, adverse environmental effects that are more than minor in accordance with s 95D?	No (see assessment below)

Does the activity have, or is likely to have, adverse environmental effects that are more than minor in accordance with s95D?

Public notification is required under step 3 if the activity will have or is likely to have adverse effects on the environment that are more than minor.

In considering if the adverse effects on the environment are more than minor, the effects on persons who own or occupy the land in, on, or over which the activity will occur; or any land adjacent to that land must be disregarded. I have therefore disregarded the effects on the persons who own or occupy the following properties in making an assessment under s 95D:

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- 400 Belmont Road, Belmont
- 350 Normandale Road, Belmont
- 268B Stratton Street, Normandale
- 268 Stratton Street, Normandale

I note that as the site encompasses a large area of land I have not listed all properties that might be considered to be adjacent, instead limiting to those reference above as these are closest to the area of works proposed.

Visual Amenity Effects

The application site is large and characterised by areas of extensive vegetation with various mountain bike tracks across the site for public use. Given the size of the application site in comparison to the 361m^3 of earthworks being undertaken over an existing mountain bike track, the site will visually appear unchanged beyond the application site. The applicant also proposes to install erosion and sediment control for the duration of works. Therefore, the proposal will have less than minor visual amenity effects on the environment.

Effects on Natural Features and Topography

The proposed earthworks are separated into five distinct areas, being areas A – E on figure 1 above. Areas A – D will all see between 0.3m – 0.5m vertical change over the length of the sections with an average volume per lineal meter for these sections being between 0.2m^3 – 0.3m^3. Area E will see more change to the existing contours, with a maximum vertical change of 1.5m with an average volume per lineal meter being 1.2m^3. Section E will only consist of a small portion of the proposed track upgrading works, with majority of the works undertaken being sections A – D, which will see indiscernible change to the natural features and topography of the application site. Therefore, I consider the proposal to have less than minor effects on the natural features and topography of the environment.

Historical or Cultural Effects

There are no known historical values associated within the area of proposed works. However, it is noted that SCR 25 is located to the south of the proposed works and SCR 26 is located to the north. While being identified on the application site, the site of proposed works will be in excess of 125m from SCR 26 and 200m from SCR 25. Therefore, I consider this separation distance sufficient to mitigate the potential cultural effects to a less than minor degree. As previously noted, the majority of proposed works are also being undertaken across an existing track subject to previous disturbance.

Natural Hazard Effects

The application has been supported by a draft Erosion Sediment Control Plan ('ESCP'), as well as specifying that all earthworks will be undertaken in accordance with the Greater Wellington Regional Council ('GWRC') Guideline for Land Disturbance Activities in the Wellington Region. It is also noted that the location of proposed works, while being steep in terms of contours has no known history of natural hazard events occurring. Therefore, I consider that the proposal will have less than minor natural hazard effects on the environment.

Public notification is not required under step 3.

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Step 4 – Public notification is required in special circumstances
If public notification is not required under step 3 it may still be warranted where there are special circumstances.

Do special circumstances exist that warrant public notification?	No

Special circumstances have been defined as circumstances that are unusual or exceptional but may be less than extraordinary or unique. The proposal relates to the upgrading of an existing mountain biking track located in the Belmont Mountain Bike Park, which is in keeping with the surrounding character and not considered to be unusual or exceptional. The District Plan is considered to provide clear policy direction and assessment matters relevant to the proposal, and it is considered that public notification will not reveal any new information relevant to determination.

On this basis, it is not considered necessary to publicly notify the application due to special circumstances.

Conclusion
Public notification is not required.

5.2 – LIMITED NOTIFICATION STEPS - SECTION 95B

As determined in section 5.1, public notification is not required. Pursuant to s 95B of the Resource Management Act, a 4 step process must therefore be followed to determine if limited notification is required.

Step 1 – Certain affected groups/persons must be notified
Limited notification is mandatory for certain groups/persons.

Are there affected customary rights groups?	No
Are there affected customary marine title groups (for accommodated activities)?	No
Is the proposal on or adjacent to, or may affect, land that is subject to a statutory acknowledgement and whether the person to whom the statutory acknowledgement is made affected under s 95E?	No

Limited notification is not required under step 1.

Step 2 – Limited notification is precluded in certain circumstances
Limited notification to any other persons not referenced in step 1 is precluded in certain circumstances (unless special circumstances apply under step 4).

Are all activities in the application subject to a rule in a Plan or National Environmental Standard precluding limited notification?	No
Is the application for the following, but no other activity: ▪ A controlled activity (other than a subdivision) under the District Plan	No

Limited notification is not precluded under step 2.

Step 3 – Certain other persons must be notified

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If limited notification is not precluded under step 2, limited notification is required for any persons found affected under s 95E.

Are any of the following persons 'affected' under s 95E? ▪ For 'boundary activities' an owner of an allotment with an 'infringed boundary'	N/A
For all other activities, are there any affected persons in accordance with s 95E?	No (see below assessment)

In accordance with s 95E are there any affected persons?
Section 95E(3)(a) stipulates that those individuals who give written approval to a proposal cannot be considered to be an affected person/s. No persons have given written approval.

In accordance with s 95E, I have considered whether the proposal could adversely affect any other persons. I consider there to be no affected persons as the potential environmental effects will be less than minor for the following reasons:

Persons at 400 Belmont Road, Belmont

- This property is located to north and east of the application site and is currently vacant, being utilised for recreation / reserve purposes. Due to the nature and use of the property there are no permanent residents within proximity to the area of works and very little persons utilising the property in proximity to the works due to its remote nature. While these previously mentioned points are mitigating factors in relation to the proposed visual amenity effects, the predominant mitigating factor is that the separation distance from the proposed track works and any persons at 400 Belmont Road. In addition, the proposed works take place across an existing track subject to previous modification. Therefore, I consider that the proposal will have less than minor visual amenity effects.

Persons at 268 & 268B Stratton Street, Normandale

- These adjacent properties are located to the south of the application site with 268 containing a single residential dwelling and 268B currently being undeveloped with the future intention of being residentially developed. The location of the proposed upgrading of the BAMBA track will be separated in excess of 300m from the boundaries of 268 & 268B Stratton Street. It is also noted that over this 300m, the location of the BAMBA track will be located at a higher elevation of between 50m – 70m vertically than that of 268 & 268B Stratton Street and located behind an existing elevated ridge accommodating a 4WD access road which will offer screening of the proposed track works. The setback in conjunction with the proposal being located at a significantly higher elevation will result in the proposed works being indiscernible to persons at 268 & 268B Stratton Street. Therefore, I consider the proposal to have less than minor visual amenity on persons at 268 & 268B Stratton Street.

All other persons

- The proposal will see alterations to the existing BAMBA track, which in itself does not consist of the natural contours of the site. Majority of the proposed earthworks will see vertical alterations of less than 0.5m in height, with small portions (section E) seeing a maximum of 1.5m vertical change. The separation of the proposal from all adjacent

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properties in conjunction with the scale of the vertical change will result in the proposal having less than minor effects on the natural features and topography on all persons.

- The location of the proposed works will be separated 125m from SCR 26 located to the north and 200m from SCR 25, located to the south. There are no known historical or archeologically significant sites beyond those above as identified by the District Plan. It is noted that the works will predominately be undertaken across an existing track and areas that have been subject to previous modification. Therefore, I consider this setback sufficient to mitigate the potential cultural effects on all persons to a less than minor degree.
- The application was supported by a ESCP and specified that all earthworks will be undertaken in accordance with the GWRC Guideline for Land Disturbance Activities in the Wellington Region. While the location of the proposed works is steep in topography, there is no known history of slips or natural hazard events. Therefore, I consider the proposal to have less than minor natural hazard effects on all persons.

Limited notification is not required under step 3.

Step 4 – Limited notification is required under special circumstances
If limited notification is not required under step 3, limited notification may still be warranted where there are special circumstances.

Do special circumstances exist that warrant notification of any persons to whom limited notification would otherwise be precluded?	No

For the reasons outlined under step 4 in section 5.1 above I do not consider there to be any special circumstances that warrant limited notification of this proposal.

Conclusion
Limited notification is not required.

5.3 – NOTIFICATION DECISION

In accordance with the notification steps identified in sections 5.1 & 5.2 of this report, the application shall proceed on a non-notified basis.

6. DETERMINING THE APPLICATION

Section 104 requires, when considering a resource consent application, that Council must, subject to Part 2, have regard to any actual or potential effects on the environment; any measure agreed or proposed by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any negative effects; any relevant provisions of a National Environmental Standard; other regulations; a National Policy Statement; a New Zealand Coastal Policy Statement; a Regional Policy Statement or proposed Regional Policy Statement; a plan or proposed plan; and any other matter the consent authority considers relevant and reasonably necessary to determine the application.

6.1 – ASSESSMENT OF ACTUAL OR POTENTIAL EFFECTS ON THE ENVIRONMENT UNDER S104(1)(A)

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Section 104(1)(a) of the Act states that when considering an application for a resource consent, the consent authority shall have regard to any actual and potential effects on the environment prior to authorising the activity.

Actual or Potential Environmental Effects:
An assessment of the effects on the environment has been made above. The matters discussed and the conclusions reached are also applicable with regard to the adverse effects assessment under s 104(1)(a) of the Act, the following additional assessment is also considered relevant:

Positive Effects:
When assessing the effects of an activity, positive effects on the environment should be included. This was reinforced by the High Court in its decision in *Elderslie Park v Timaru District Council*, stating that:[2]

> *"To ignore real benefits that an activity for which resource consent is sought would bring necessarily produces an artificial and unbalanced picture of the real effect of the activity".*

The proposal will represent an upgrade to a recreation activity that is valued by members of the general public and mountain bike community. Therefore, it is considered that the proposed work will have a positive effect on the enjoyment and safety of the users of the BAMBA track.

Conclusion
I consider the actual or potential effects on the environment to be acceptable for the reasons outlined above.

6.2 – ASSESSMENT OF THE RELEVANT PROVISIONS OF THE DISTRICT PLAN UNDER S104(1)(B)

Objectives and policies of the District Plan
I consider the proposal is consistent with the relevant District Plan objectives and policies identified below:

Chapter 7A – General Recreation Activity Area

- *Objective 7A 1.1.1 – To ensure that recreation activities have adverse effects, which are no more than minor on adjoining residential activity areas.*
    - *Policy 7A 1.1.1(a) – To ensure that recreation activities are of a scale and character that amenity values of adjoining residential activity areas are not affected adversely.*
    - *Policy 7A 1.1.1(b) – To ensure that adverse effects, such as noise, glare, light spill and odour, generated by activities in the General Recreation Activity Area, are managed to ensure that residential amenity values are maintained.*
- *Objective 7A 1.1.2 – To ensure that recreation activities carried out are compatible with the physical characteristics of the land.*

[2] *Elderslie Park Ltd v Timaru District Council* [1995] NZRMA 433 (HC) at 18.

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  - *Policy 7A 1.1.2(a) – To encourage land of suitable topography to be developed and used for formal and active forms of recreation.*
  - *Policy 7A 1.1.2(b) – To avoid bush-clad areas of high amenity values from being used and developed for formal and active forms of recreation.*
  - *Policy 7A 1.1.2(c) – To ensure that bush-clad areas are protected from inappropriate use and development.*
  - *Policy 7A 1.1.2(d) – To ensure that recreation activities carried out in bush-clad areas do not compromise visual amenity values.*
- *Objective 7A 1.1.3 – To recognise the Belmont Regional Park and East Harbour Regional Park.*
  - *Policy 7A 1.1.3(a) – To provide for a range of recreational opportunities that meet the needs of the City and region, and provide for activities that are appropriate for the Belmont and East Harbour Regional Parks.*
  - *Policy 7A 1.1.3(a) – To control activities that are likely to have adverse effects on the surrounding roading network.*
  - *Policy 7A 1.1.3(a) – To ensure that activities within the Parks have effects which are no more than minor on the visual amenity values of the Parks.*

The proposal will consist of works associated with an existing recreation activity with the area of works not directly adjoining any residential activities. It is considered that the setback from the location of the proposed works will sufficiently mitigate any potential noise or amenity effects from the proposal onto residential properties. Therefore, I consider that the open space character and amenity values of the General Recreation Activity Area are retained. Thus, I consider the proposal to be consistent with Objective 7A 1.1.1, Policies 7A 1.1.1(a) & (b), Objective 7A 1.1.4 and Policy 7A 1.1.4.

Chapter 14I – Earthworks

- *Objective 14I 1.1 – To ensure that earthworks are designed to maintain the natural features that contribute to the City's landscape.*
  - *Policy 14I 1.1(a) – To ensure that earthworks are designed to be sympathetic to the natural topography.*
  - *Policy 14I 1.1(b) – To protect significant escarpments, steep hillside areas, and the coastal area by ensuring that earthworks are designed to retain the existing topography, protect natural features, and prevent erosion and slips.*
- *Objective 14I 1.2 – To ensure earthworks do not affect adversely the visual amenity values, cultural values or historical significance of an area, natural feature or site.*
  - *Policy 14I 1.2(a) – To protect the visual amenity values of land which provides a visual backdrop to the City.*
  - *Policy 14I 1.2(b) – That rehabilitation measures be undertaken to mitigate adverse effects of earthworks upon the visual amenity values.*
  - *Policy 14I 1.2(c) – To protect any sites with historical significance from inappropriate earthworks.*
  - *Policy 14I 1.2(d) – To recognise the importance of cultural and spiritual values to the mana whenua associated with any cultural material that may be disinterred through earthworks and to ensure that these values are protected from inappropriate earthworks.*

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The proposed work will see the existing ground level being altered by a maximum of 0.5m vertically for 330m. While the remaining 30m of work will see a vertical change of up to 1.5m this will result in the overall proposed work being sympathetic to the existing topography of the site. It is also noted that the proposed works will see an existing mountain bike track being upgraded, which has already seen previous modifications to the natural topography. The proposal is not located on a significant escarpment or a site of historical or cultural significance. A condition of consent will be imposed to ensure that an erosion & sediment control plan ('ESCP') be prepared which will be in accordance with the Greater Wellington Regional Council's Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region (Feb. 2021). The imposition of this condition of consent will ensure that potential erosion is sufficient mitigated.

Therefore, I consider that the proposal is consistent with the above Objectives and Policies of Chapter 14I.

6.3 – ASSESSMENT OF THE RELEVANT PROVISIONS OF OTHER STATUTORY PLANNING DOCUMENTS UNDER S104(1)(B)

I consider that there are no other relevant provisions of national environmental standards, other regulations, national policy statement, New Zealand Coastal Policy Statement, regional policy statement; or proposed regional policy statement.

6.4 – PURSUANT TO S104(1)(C) ARE THERE ANY OTHER MATTERS RELEVANT AND REASONABLY NECESSARY TO DETERMINE THE APPLICATION?

I consider there are no other matters relevant and reasonably necessary to determine the application.

6.5 – PART 2 OF THE RESOURCE MANAGEMENT ACT 1991

In the Davidson v MDC 2018 Court of Appeal case, it was determined that If a plan has been competently prepared under the Act it may be that in many cases the consent authority will feel assured in taking the view that there is no need to refer to Part 2 because doing so would not add anything to the evaluative exercise.[3] As there are no known uncertainties or incompleteness with the relevant part of the District Plan, I consider that no further assessment against Part 2 of the RMA is necessary.

6.6 – SUBSTANTIVE DECISION

In accordance with s 104C, I have considered those matters over which discretion is restricted in a national environmental standard or other regulations or plan or proposed plan and have decided to grant the application subject to conditions under s 108 relating to those matters over which discretion is restricted.

7. CONDITIONS OF RESOURCE CONSENT

[3] *R J Davidson Family Trust v Marlborough District Council* [2018] NZCA 316 at [75]

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In accordance with s 108 of the Resource Management Act 1991, resource consent has been granted subject to the following conditions:

1. That the proposal is carried out substantially in accordance with the information and approved plans submitted with the application and held on file at Council.
    - Earthworks Plans – Titled "BAMBA Electric Avenue MTB Trail Rebuild", sheets 1-3.

    Note: *This condition addresses an essential administrative matter.*

2. That the consent holder advises Council (enforcement@huttcity.govt.nz) at least two working days before any work starts on site; and that the consent holder also supplies the name, phone number and address of the main contractor and, if applicable, the same details for the earthworks company.

    Advice notes:
    - *When given notice of a start date, a compliance officer will suggest an on-site meeting to run through a checklist of things to make sure the project runs as smoothly as possible. This service is included in the resource consent application fee. Using it could avoid difficulties later on. Please note that additional monitoring visits will be charged at $255 per hour.*
    - *Notification of work commencing is separate to arranging building inspections.*

3. At least 10 working days prior to any work commencing on site, the consent holder shall submit an Erosion and Sediment Control Plan (ESCP) to Councils Resource consents and Compliance Manager (via enforcement@huttcity.govt.nz) for certification. The ESCP must be prepared in accordance with *Greater Wellington Regional Council's Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region (Feb. 2021)*. No construction work may commence prior to written notice of certification. The ESCP must address the following matters:
    a) Roles and responsibilities of staff managing erosion and sediment control, and the overall manager responsible for works authorised by this consent.
    b) Details of the staging and sequencing of works, including how progressive stabilisation of areas exposed by earthworks will be managed.
    c) Identification of specific areas/activities that have the potential to generate sediment discharges, including descriptions of areas which are more highly susceptible to erosion.
    d) Details of principles, procedures and practices that will be implemented to ensure control of erosion and sediment and minimise the potential for sediment discharge from the site.
    e) Details of erosion and sediment controls including supporting information, calculations, design drawings and specifications, and a plan showing the layout of controls.
    f) Processes and timeframes for decommissioning erosion and sediment control structures.
    g) Frequency and procedures for monitoring erosion and sediment controls.
    h) Identification of the process for incident and active management response.

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4. All works must be undertaken in accordance with the ESCP approved and certified under condition 3.

Processing Planner:

Vincent Ashman
Senior Resource Consents Planner

Peer reviewer:

Stephen Dennis
Principal Resource Consents Planner

Application lodged: 18 October 2024
Payment received date: 29 November 2024
Application approved: 15 January 2025
No of working days taken to process the application: 18

8. NOTES:

- In accordance with section 357 of the Resource Management Act 1991, the consent holder is able to object to the conditions of the consent. The consent holder must submit reasons in writing to Council within 15 working days of the date of this decision.

- In accordance with section 120 of the Resource Management Act 1991, the applicant or consent holder may appeal to the Environment Court against the whole or any part of this decision by the consent authority.

- The consent lapses, in accordance with section 125 of the Resource Management Act 1991, if the proposal is not given effect to within five years.

- The consent holder and future residents of the development should be aware that there is no right or assurance to on-street parking within the vicinity of the development. The availability of on-street may change at any time based on the council's requirements and priorities. The developer is explicitly advised not to advertise units with the inclusion of on-street parking as a feature.

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- The consent applies to the application as approved by Council. The consent holder should notify Council if there are changes to any part of the plans. Council may require that the consent holder submits a new resource consent application.

- The proposal has been assessed against the requirements of the city's District Plan. Bylaws may apply to the proposal that may require separate approval from Council before starting any site works. See huttcity.govt.nz for a full list of bylaws.

- The proposal has not been checked for compliance with the Building Act 2004. No associated building work should start without first getting a building consent.

- The consent is not a licence to create adverse effects such as unwarranted dust, noise or disruption. It does not change the legal duty to avoid, remedy or minimise such effects. Council may enforce the provisions of the Resource Management Act 1991 if the consent holder fails to meet this obligation.

- Failure to comply with an abatement notice may result in Council imposing an infringement fine or initiating prosecution.

- Advice note from Heritage New Zealand: The property has, or is likely to have been occupied prior to 1900. Any disturbance of land or damage or destruction of any building or structure associated with human activity prior to 1900, may require an archaeological authority from Heritage New Zealand under the Heritage New Zealand Pouhere Taonga Act 2014. Please contact Heritage New Zealand for further information.

- Before commencement of any work within the legal road corridor, including the laying of services, application is to be made for a Corridor Access Request (CAR). A CAR request can be made through contacting BeforeUdig either on their website: beforeudig.co.nz or 0800 248 344. Work must not proceed within the road reserve until the CAR has been approved, including the approved traffic management plan if required.

- Constructing, modifying or repairing a vehicle crossing requires separate Council approval, in addition to the approved resource consent. The vehicle crossing is to be constructed in accordance with Council's standards and codes. For more information contact the Transport Division via (04) 570 6881 or click the following link: https://www.huttcity.govt.nz/services/roads-and-parking/roads/vehicle-crossings

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